



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Consider Financially Underwriting the County of San Joaquin's Development of an Armstrong Road Agricultural Cluster Zoning Classification to Promote a Buffer Area Between the Cities of Lodi and Stockton

MEETING DATE: November 19, 2008

PREPARED BY: City Manager

RECOMMENDED ACTION: Direct the City Manager to enter into a Memorandum of Understanding (MOU) with the County of San Joaquin in the form of the attached and provide a not to exceed amount of \$500,000 for the development of an Armstrong Road Agricultural Cluster Zoning Classification in the unincorporated area south of Lodi, a half-mile north and south of Armstrong Road from Highway 99 to Interstate 5.

BACKGROUND INFORMATION: In January, the Council considered a request from Supervisor Ken Vogel to financially participate in the development of a zoning classification to serve as a community separator between Lodi and Stockton. According to Supervisor Vogel, "the proposed zoning would provide significant benefits to the City of Lodi and the landowners within the zone boundaries." The suggested cost was \$300,000. The Council unanimously directed the City Manager to enter into negotiations with the County to see if an agreement could be reached to achieve this objective.

The concept of the Armstrong Road Agricultural Cluster Zoning District originated with property owners in the area in 2007 in response to the interest from the City of Lodi in forming a separator between Stockton and Lodi. Later that year, the Board of Supervisors considered their request to form a new zoning district that would permit one residential unit per five acres but allow for that unit to be transferred to one acre parcels. In response to the proposal, it was the general consensus of the Board of Supervisors, that without yet committing to pursuing this proposal, the property owners or the City of Lodi should bear the cost to form this new zoning district. The majority of the Board felt that this was a local issue of interest to the City of Lodi and the property owners in the proposed separator.

Subsequent to Council direction provided in January, City staff has been meeting with County staff to craft an agreement to facilitate the formation of the proposed zoning classification.

Both County and City staff feel that a specific plan is the best way to achieve the proposed Armstrong Road Agricultural Cluster Zoning District. According to San Joaquin County Community Development Director Kerry Sullivan, the County does not have the staff or internal resources to perform all the tasks (Environmental Impact Report, General Plan Amendment, Zoning Reclassification and Development Title Text Amendment) to create the Armstrong Road Agricultural/Cluster Zoning Classification. This work would need to be performed by a consultant for the County and the cost was unknown. At the request of City staff, in order to determine the cost, the County issued a Request for Proposals (RFP).

Two reputable firms responded. (Copies of the proposals are included with this memorandum.) Costs range from \$483,486 for a 12 month effort to \$366,208 for an 18 month effort.

APPROVED: 
Blair King, City Manager

The City Council should be prepared to contribute \$483,488 towards this effort


However, there is no guarantee that the Board of Supervisors will agree to pursue the proposal and enter into a consultant contract. But without the City's willingness to bear the costs of preparing documents, public hearings, EIR, and other tasks for this proposal, it is fairly certain this proposal will not be advanced and this proposed solution for an separator between Lodi and Stockton will be lost at this time.

To facilitate a business-like relationship, a draft of a Memorandum of Understanding (MOU) is proposed

If the Council wishes to pursue the Agricultural/Cluster Zoning Classification as the solution for a community separator between Lodi and Stockton, then staff recommends that the City Manager be authorized to enter into an MOU with the County of San Joaquin in a form substantially similar to the proposed attached MOU.

It should be noted that generally the proposed solution is seen as a compromise by the various parties and discussions with the property owners have taken place within this context.

FISCAL IMPACT: It is proposed to pay for the City's involvement with approximately \$300,000 in entrepreneurial revenues and \$200,000 in General Facilities Impact Mitigation Fees. General Facilities Impact Mitigation Fees have been the source of funding for the General Plan update. However, the General Facilities Impact Mitigation Fees are fully committed, therefore, it is proposed to borrow \$200,000 from Streets Impact Mitigation Fee program that has a current cash balance of \$1,020,238.



Blair King, City Manager

Attachment

**MEMORANDUM OF UNDERSTANDING
JOINT FUNDING FOR CONSIDERATION OF CREATION OF
AGRICULTURAL/CLUSTER ZONING CLASSIFICATION
“GREEN BELT PROPOSAL”**

THIS Memorandum of Understanding (“MOU”) is entered into this ____ day of _____, 2008, (the "Effective Date"), between THE COUNTY OF SAN JOAQUIN, A Political Subdivision of the State of California; and the CITY OF LODI, a municipal corporation organized and existing under the laws of the State of California ("City").

RECITALS

This MOU is predicated upon the following findings:

A. San Joaquin County, the City of Lodi, the affected property owners, and the City of Stockton have struggled for many years over the best method to preserve a community separator (“Green Belt”) between Lodi and Stockton. The affected landowners, the City and the County have reached a tentative consensus that an Agricultural/Cluster zoning classification may present the best option to serve as the community separator.

B. City funding of County’s consideration of creating an Agricultural/Cluster zoning classification furthers those goals by discouraging large-scale residential development in the area between Lodi and Stockton.

C. The City, through its general plan is committed to encouraging agricultural uses in the area surrounding the City and discouraging urban uses. The City of Lodi’s General Plan contains the following land use element goals:

- a. Policy LU-A.1 – The City shall seek to preserve Lodi’s small-town and rural qualities.
- b. Goal LU-B – To preserve agricultural land surrounding Lodi and to discourage premature development of agricultural land with nonagricultural uses, while providing for urban needs.
- c. Policy LU-B.1 – The City shall encourage the preservation of agricultural land surrounding the City.
- d. Policy LU-B.2 – The City should designate a continuous open space greenbelt around the urbanized area of Lodi to maintain and enhance the agricultural economy.
- e. Policy LU-B.6 – The City shall encourage San Joaquin County to retain agricultural uses on lands adjacent to the City.

D. County acknowledges the goals set forth in the Lodi General Plan as set forth above and has similar provisions in its General Plan which encourage agricultural

uses, compact land use and development, and discourage “leap frog development” and “urban sprawl.” Toward these ends, the County General Plan provides:

1. To make efficient use of land and promote a functional development pattern with varied and compatible land uses.
2. To minimize the effect on agricultural lands and other environmental resources while providing for orderly growth.
3. To create a visually attractive County.
4. To avoid the problems and costs imposed on local government by development that does not have adequate services.
5. Rural Communities Shall:
 - (a) be planned to have minimal growth, mainly infill development, with expansion discouraged;
 - (b) be planned to serve the immediate needs of the community's residents or the surrounding agricultural community;
 - (c) have a minimum land area of 50 acres or have been identified on the General Plan 1995 map as a residential area.
6. Development shall be orderly and compact.
7. Development should occur on vacant lots within existing communities as “infill” before extending beyond the current developed areas of a community.

NOW THEREFORE, the parties to this MOU agree as follows:

1. The City of Lodi will reimburse San Joaquin County in an amount up to \$484,000 for outside consultant fees and costs to bring forward a Specific Plan proposal to the San Joaquin County Board of Supervisors to create an Agricultural/Cluster zoning classification (as generally defined in Steve Herum’s proposal, attached hereto as Exhibit A) (hereinafter “Ag/Cluster Zoning Classification”) for the open space currently located between Lodi and Stockton.
2. The County shall have sole discretion to select and retain its Specific Plan consultant.
3. The development of the Specific Plan for the Armstrong Road Agricultural/Cluster Zoning Classification, including hearings will precede the development of the body of the County’s new General Plan.

4. Lodi acknowledges that final adoption of any Specific Plan will rest with the Board of Supervisors.
5. Lodi professional staff will be invited to participate in all staff meetings with the consultant and be given the opportunity to review and comment on draft documents concerning the Armstrong Road Agricultural/Cluster Zoning Classification.
6. Lodi will pay all undisputed invoices from County up to its maximum contribution within 30 days of presentation of an invoice from the County.
7. Lodi and the County will work in good faith to ensure that required tasks are conducted in a professional manner according to schedule and within the budget. Lodi and County will also cooperate in ensuring that the Consultant charges for the project are reasonable in accordance with best management practices.
8. County's consultants project timeline shall require the consultant to meet the following timelines:

1)	Existing Conditions Report	12/08
2)	Issues, Objectives & Options Report	03/09
3)	Specific Plan	06/09
4)	Release Draft EIR for Public Comment	08/09
5)	Public Hearing on Specific Plan/EIR	09/09
9. Relationship of Parties.
 - a. It is understood that the relationship between the parties is an MOU relationship between public agencies and not an agency; and nothing herein shall be construed to the contrary.
 - b. The Parties agree that nothing contained herein or in any document executed in connection herewith shall be construed as making the parties joint venturers or partners.
 - c. This MOU is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person, including but not limited to the residents (past, current, anticipated or future) of County, or developers or owners proposing projects within or outside the boundaries of County, shall have any right of action based upon any provision in this MOU.
10. Notices. All notices required or provided for under this MOU shall be in writing and delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the principal offices of the City and County. Notice shall be effective on the date it is

delivered in person, or the date when the postal authorities indicate the mailing was delivered to the address of the receiving party indicated below:

Notice to City: City of Lodi
City Manager
221 W. Pine Street
Lodi, CA 95240

Notice to County: San Joaquin County
County Administrator
Courthouse -222 E. Weber Avenue
Stockton, CA 95202

11. **Binding Effect of Agreement.** The parties acknowledge that this MOU may be subject to environmental review. The terms of this MOU will, therefore, only take effect if any necessary environmental approvals are obtained. Moreover, any specific plan adoption will remain in the full discretion of the County Board of Supervisors.

IN WITNESS WHEREOF this MOU has been executed by the parties on the day and year first above written.

CITY OF LODI, a municipal corporation

COUNTY OF SAN JOAQUIN, a
political subdivision of the State
of California

BLAIR KING
City Manager

KEN VOGEL, Chairman
of the Board of Supervisors

ATTEST:

RECOMMENDED:

RANDI JOHL
City Clerk

KERRY SULLIVAN
Director, Community Development

APPROVED AS TO FORM:

APPROVED AS TO FORM:

D. STEPHEN SCHWABAUER
City Attorney

LAWRENCE P. MEYERS
Deputy County Counsel



EXHIBIT A

THE ARMSTRONG ROAD AGRICULTURAL/CLUSTER ZONING CLASSIFICATION.

9-611.

INTENT.

The intent of this Chapter is to create a zoning classification known as the Armstrong Road Agricultural/Cluster Zoning Classification. The purpose of this zoning classification is to promote a buffer area between the City of Lodi and the City of Stockton without depriving property owners located within the buffer area of their Constitutional and legal rights and to promote this buffer area without the significant expenditure of taxpayer money.

9-611(A).Adoption Of Armstrong Road Agricultural/Cluster Zone.

The San Joaquin Zoning Title is amended to include the Armstrong Road Agricultural/Cluster Zone. The Armstrong Road Agricultural/Cluster Zone shall be applicable to all territory within the following identified boundary:

one-half a mile north and one-half a mile south of the Armstrong Road centerline between State Highway Route 99 and Interstate Highway 1-5. The north and south boundaries may be altered to coincide with existing section lines.

9-611(B). Uses Authorized In The Armstrong Road Agricultural/Cluster Zone.

9-611(B).1.A property owner within this zone shall be entitled to one residential building permit for each five acres of land that the property owner owns.

9-611(B).2. An eligible building site within this Zone, subject to County standards relating to cul-de-sacs, water wells and septic tanks, may, at the sole discretion of the property owner, be less than five acres. In applying this rule, it is the intention of the County to maintain the maximum amount of land within the Zone in viable agricultural production.

9-611(B).3.To the extent practical, residential lots shall be designed in a cluster for the purpose of retaining the maximum amount of land in agricultural production and/or open space. However, one residential lot, at the discretion of the subdivider, may be located on the largest parcel of property.

9-611(B).4.All uses permitted, either as a matter of right or with a discretionary permit, in the General Agricultural Zone Classification would be permitted uses in this zoning classification

9-611(B).5. The environmental document prepared and certified for this Ordinance shall be valid for use in any landowner request to divide property as provided for under this Zoning Classification unless there substantial evidence is presented to support the circumstances identified in Public Resources Code section 21166.

9-611(B).6. If a property owner does not seek the benefits of the Zoning District through a subdivision map then the property owner shall not be deprived of their property rights, including the right to seek annexation to either Lodi or Stockton or to otherwise petition government for approval of other uses for real property located within the Zoning Classification.

9-611(C) Divisions Of Land.

9-611(C).1. A landowner shall be entitled to create one parcel eligible for a residential building permit for each contiguous five acres owned by that landowner. Parcel size may be a minimum of one acre, subject to County development standards.

9-611(C).2. All building lots shall be served by on-site well water and on-site septic tanks unless the property owner decided to provide public or municipal services

9-611(C).3. The County shall encourage and approve lot line adjustments between adjoining property owners to facilitate the location and number of residential building lots and/or to facilitate the clustering of building lots.

9-611(C).4. A division of land authorized under this Zoning Classification would be subject only to those conditions of approval authorized by ordinance by the County and which apply to territory within the General Agricultural Zoning Classification.

9-611(C).5. A division of land shall be designed to cluster residential lots except at the discretion of the subdivider one lot may be located on the largest or remainder parcel.

9-611(C).6. As a condition of approving the subdivision, the subdivider shall enter into a binding agreement with the County of San Joaquin relinquishing the right of the subdivider, or successors in interest, to further subdivide the real property to the County of San Joaquin.

TABLE 9-605.2
Uses in Agricultural Zones

Use Types	Agricultural Zone CZ
Residential Use Types	
Family Residential	
Single-Family	P
Two-Family	-
Small Multi-Family	-
Large Multi-Family	-
Farm Labor Camp	-
Group Care	
Small	P
Large	-
Adult Day Care	-
Farm Related	U
Group Residential	-
Mobile Home Park	-
Shelters	
Small	P
Medium	-
Large	
Nonresidential Use Types	
Administrative Offices	-
Administrative Support Services	-
Adult Entertainment	-
Aerial Services	
Farm	S
Heliport	S
Agricultural Organizations	U
Agricultural Processing	
Preparation Services	S
Food Manufacturing	U
Agricultural Sales	
Feed and Grain	S
Agricultural Chemicals	S
Agricultural Warehousing	S
Agricultural Wastes	S
Animal Feeding and Sales	S
Animal Raising	
Exotic Animals	S
General	P

Hogs	-
Small Animals	S
Family Food Production	P
Educational Animal Project	P
zoo	-
Petting Zoo	U
Animal Specialty Services	
Farm	P
Pet	-
Kennel	U
Kennels, Small Breeding	S
Auction Sales	
Indoor	-
Outdoor	-
Automotive Sales and Services	
Automotive Rentals	-
Automotive Repairs, Light	-
Automotive Repairs, Heavy	-
Automotive Sales	-
Cleaning	-
Inoperable Vehicle Storage	-
Operable Vehicle Storage	-
Parking	-
Building Maintenance Services	-
Child Care Services	
Family Day Care Homes	P
Child Care Centers	S
Communication Services	
Type I	PI
Type II	S
Type III	S
Type IV	S
Community Assembly	-
Construction Sales	-
Construction Services	
Light	
Heavy	-
Crop Production	P
Cultural & Library Services	-
Custom Agricultural Manufacturing	S
Custom Manufacturing	-
Dairies	S
Eating Establishments	

Convenience	-
Full Service	-
Educational Services	
Commercial	-
General	S
Equipment Sales & Repair	
Farm Machinery, Sales	S
Farm Machinery, Repair	S
Heavy Equipment	-
Leisure	-
Aircraft	-
Explosive Handling	-
Farm Services	S
Funeral & Interment Services	
Cemeteries	-
Interring & Cremating	-
Undertaking	-
Gasoline Sales	
Service	
Combination	-
General Industrial	
Limited	-
Intermediate	-
Heavy	
Hazardous Industrial	-
High Technology Industry	-
Laundry Services	-
Liquor Sales	
On-Premises, General	-
On-Premises, Limited	-
Off-Premises	-
Lodging Services	
Bed & Breakfast	S
Motel	-
Major Impact Services	U
Medical Services	-
Nursery Sales & Services	
Wholesale	PI
Retail	-
Landscaping Services	S
Personal Storage	-
Petroleum & Gas Extraction	PI
Produce Sales	

Farm Produce Stands	P
Agricultural Store, Small	S
Agricultural Store, Large	U
Professional Services	-
Public Services	
Administrative	-
Essential	S
Quarry Operations	-
Recreation	
Nature Preserve	U
Campgrounds	U
Indoor Participant	-
Indoor Spectator	-
Marina	-
Outdoor Entertainment	-
Outdoor Sports Clubs	S
Parks	U
Resorts	S
Recycling Services	
Consumer	-
Scrap Operations	-
Limited Agricultural Recycling	S
Religious Assembly	
Neighborhood	U
Community	U
Regional	U
Research & Laboratory Services	-
Retail Sales & Services	
Primary	-
Intermediate	-
General	-
Signs, Off-Premises, *see special use regulations for Off-premises directional signs	P
Stables	
Neighborhood	S
Commercial	U
Transportation Services	-
Truck Sales and Services	
Parking	-
Cleaning	-
Stops	
Repairs	-
Sales	-

Terminals	-
Utility Services	
Minor	P
Major	S
Veterans Organizations	S
Water Storage	U
Wholesaling & Distribution	
Light	
Heavy	-
Wineries and Wine Cellars	
Wine Cellar, Off-Site	S
Winery, Large and Medium	U
Winery, Boutique and Small	S

TABLE 9-605.3
Accessory Uses & Structures in Agricultural Zones

Accessory Use or Structure	Agricultural Zone CZ
Barn	P
Biomass Energy Production For Use On Premises	S
Boathouse, Private: One per Lot	P
Coop	P
Dock, private: One per Lot	P
Farm Employee Housing	P
Firewood Sales: Grown On-site or Within a Five (5) Mile Radius of the Premises	P
Garage, Private: For up to Three (3) Vehicles	P
Greenhouse, Private	P
Guesthouse	P
Horse Raising	P
Nonresidential Mobile Home	P
Packing Shed, Private	P
Pet Grooming	PI
Pet Training	P
Pump/Pumphouse	P
Second Unit Dwelling	SD
Silo	P
Stable, Private	P
Storage Building, Private	P
Swimming Pool & Equipment	P
Truck Parking, Agricultural	S
Water Storage Facility	P
Wind Machine, Private	P
Wine Tasting Room at a Wine Cellar, Off-Site	P
Wine Tasting Room at a Winery, All Sizes	P
Workshop/Hobby Shop	P

TABLE 9-605.4
Temporary Uses & Structures in Agricultural Zones

Use Types	Agricultural Zone CZ
Auction, Agricultural Machinery	PI
Auction, Livestock	S
Batch Plant	U
Boutique Sales (Limit: 2 consecutive days, twice per year)	P
Carnival/Circus	U
Caretaker Mobile Home	-
Christmas Tree Sales	PI
Commercial Coach	PI
Corporation Yard	PI
Farmer's Market	S
Farm Labor Mobile Home	MP
Garage Sale (Limit: 2 consecutive days, twice per year)	P
Motion Picture Filming	P
Special Outdoor Event	PI
Special Indoor Event	PI
Subdivision Sales Office	-
Temporary Building Incidental to Construction Works	P
Temporary Farm Labor Housing	PI
Temporary Mobile Home	MP
Tent Revival	U

September 26, 2008

Ms. Kerry Sullivan, Director
Community Development Department
San Joaquin County
1810 E. Hazelton Avenue
Stockton, CA 95205

Subject: Armstrong Road **Agricultural/Cluster** Zoning Classification

Dear Ms. Sullivan:

Mintier Harnish is pleased to submit this proposal to assist San Joaquin County with the Armstrong Road Agricultural/Cluster Zoning Classification Project, which is valid for 90 days. Mintier Harnish has assembled a multi-disciplinary team of experienced, committed professionals that are extremely well-qualified to address the opportunities and challenges involved in the Armstrong Road Specific Plan. We have assembled a team with expertise in preparing and amending general plans, specific plans, and zoning ordinances; planning and land use law; agriculture, circulation, infrastructure, environmental resources, economic development and fiscal assessment; public outreach and consensus building; and project management.

In addition to having an extremely well-qualified team, we are very familiar with the local planning challenges in San Joaquin County. Mintier Harnish recently completed the City of Stockton General Plan Update and is currently working with you to complete San Joaquin County's General Plan Update.

We look forward to presenting our proposal and qualifications to you and, ultimately, to working with San Joaquin County again on this important planning project.

Sincerely,



J. Laurence Mintier, FAICP
Managing Principal



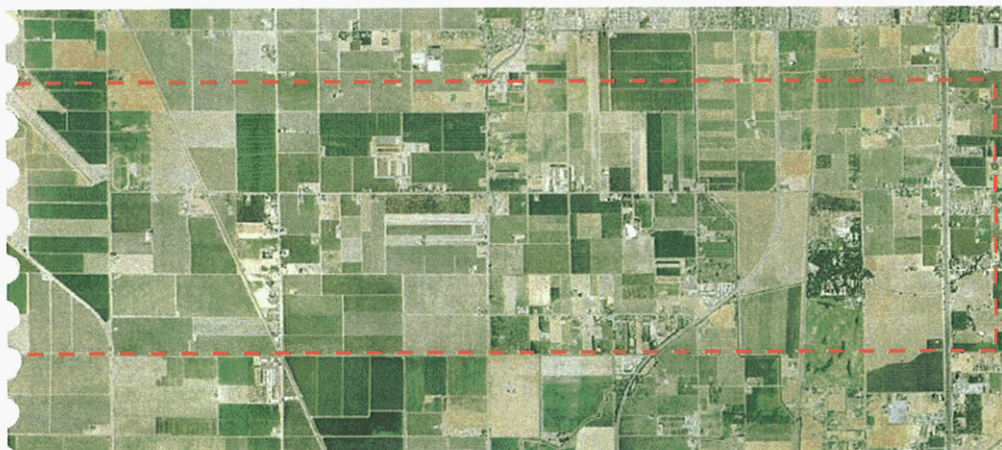
San Joaquin County

Armstrong Road Agricultural/Cluster Zoning Classification Proposal

Submitted by:

mintierharnish
planning consultants

September 26, 2008





San Joaquin County Armstrong Road Agricultural/Cluster Zoning Classification Proposal

September 26, 2008

Submitted by:

mintierharnish
planning consultants

San Joaquin County

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1. Introduction

invitation to qualified consultants to submit proposals to prepare a specific plan, environmental impact report, General Plan amendment, zone reclassification, and Development Title text amendment for the creation of the Armstrong Road Agricultural/Cluster Zoning Classification (Project). This proposal, submitted by Mintier Harnish in association with Amy Skewes-Cox, Morton & Pitalo, Dowling Associates, and Economic and Planning Systems (Consultants), describes our understanding of the Project, our proposed work plan to accomplish the Project, and the planning and environmental team we will form to successfully complete the Project. Our proposal emphasizes consensus building with the interested and affected parties, a thorough evaluation of the issues and available regulatory options, and an effective implementation program.

An important issue underlying the landowners' proposed agricultural cluster zoning which led to the issuance of the request for proposals (RFP) is the establishment of a permanent "green belt" separator between the cities of Lodi and Stockton. The separator has been the subject of discussion and debate for almost two decades (see the discussion of the separator issue in Section 2 below). Other communities have struggled with this same issue with varying results.

Cluster zoning and cluster development are common techniques throughout the United States. Cluster zoning or transfer of development rights (TDR) programs have been successfully implemented by a number of municipalities in New England and the Mid-Atlantic states, and by several counties in Virginia, Washington, and California.

For example, Lake Elmo, Minnesota, has implemented a cluster zoning ordinance and a number of cluster developments have been built within its borders. In this example a percentage of a development site is allowed to be developed with urban uses. The remaining undeveloped land is covered by conservation easements, which preserves open space lands and agriculture. It has so far been considered a useful tool for allowing development to occur, while simultaneously protecting open space and agricultural areas.

In other areas of the country, cluster zoning is now being reconsidered. Salisbury County, Maryland, currently has cluster zoning provisions and a TDR program. The county's cluster provisions allow agricultural property to be developed with five times as many units, if provisions are met (e.g., keeping 50 percent of the land as open space). This approach has fallen out of favor because the land preserved is usually an "afterthought" in the development process. The County's TDR program gets little use due to lax regulations

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associated with the cluster zoning. This has resulted in no use of the TDR program, fragmented agricultural land, and increased urban sprawl.

In California, several municipalities have evaluated or adopted cluster-type provisions to limit the loss of agricultural and open space lands, but allow development to occur. In the early 1990s, San Luis Obispo County adopted a designation called "agricultural cluster" in which the number of allowable houses on the property can be doubled, if they are all concentrated on five percent of the land, leaving the other 95 percent as open space or in agricultural use. Mendocino County uses a cluster-combining district to preserve agriculture and timberland areas by limiting residential development to 25 percent of a site and easements on the remaining land. Finally, the South Livermore Valley Specific Plan (SLVSP) includes a comprehensive land use program that protects agricultural land while preserving the local wine growing region. The results of the plan have reinvigorated the area's wine industry, including a tripling of local wineries, over 5,000 acres of planted vineyards, and the integration of over 1,000 homes. The specific plan promotes and protects agricultural land by using three guidelines: 1) for every acre developed and every house built, the same number of acres must be placed under permanent agricultural easement; 2) on land adjacent to cities, twenty-acre parcels are allowed; however, only two units may be built on one-acre lots and the remaining 18 acres must be farmed for eight years and the land may never be developed; and 3) development fees are assessed for housing units and used to preserve additional agriculture easements.

To be most effective at preserving agricultural land, cluster zoning should be guided by conservation design techniques that identify the elements of the land to be preserved, placement of buildings, provision of infrastructure, and interaction between urbanized and preserved areas. Whatever the outcome of the County's approach, an important element will include monitoring of the program and the ability to change and implement new solutions.

Successfully addressing the political, economic, and regulatory challenges surrounding the community separator issues facing San Joaquin County, Lodi, and Stockton, requires a strong team with broad experience in problem solving, consensus building, and effective implementation skills. The Consultant team assembled by Mintier Harnish has all of those qualities. The Consultants understand the tension between public interest in agricultural preservation and private landowner expectations for economic security. There will be no simple solution to the challenges presented by the proposal ordinance. The decades of debate over this question is strong evidence of that. However, the Consultant team, in consultation with elected officials, landowners, and County and City staff, expects to build a consensus for a solution that works.



2. Understanding of the Project

Study Area History

An open space buffer between Stockton and Lodi is an idea that dates back to the 1980s, if not earlier. San Joaquin County adopted its current General Plan in 1992. The Plan is built on the principles of protecting agricultural land, compact urban development, and maintaining separation among the cities within the County. The 1992 General Plan designates the area between Eight Mile Road and Harney Lane for agriculture. The Lodi Community Plan chapter states:

“It is especially imperative that land between Eight Mile Road in Stockton and Harney Lane in Lodi remains in agricultural use. The open space between these communities helps define the edges of each city and provides both visual relief and sense of identity for each community.”

In 1990, the City of Stockton adopted an updated General Plan that designated land for urban use in the area north to Eight Mile Road, which was the northern extent of the City's Urban Service Area boundary. Policies in the 1990 General Plan were generally supportive of agricultural uses north of Eight Mile Road and called for continued cooperation with the County to protect agricultural land. In a follow-up Special Planning Area Study, the City of Stockton explored alternatives for development of the area north of Eight Mile Road, including a band of open space north of the proposed new urbanized area to Armstrong Road. The proposal for urban expansion north of Eight Mile Road was rejected by the Planning Commission and was never considered by the City Council.

The City of Stockton's updated 2007 General Plan designates the area between the northern Urban Service Boundary and Armstrong Road as Ag/Open Space. The Plan calls for the City to work with the County to establish uniform land use policy for lands outside its Urban Service Area Boundary.

The City of Lodi adopted its current General Plan in 1991. The Plan proposed urban uses along the southern boundary of Lodi to Harney Lane, and designated the area between Harney and Armstrong as “planned residential reserve.” The City's plan called for: the preservation of agricultural land surrounding the City; a continuous open space greenbelt around the urbanized area of Lodi to maintain and enhance the agricultural economy; and cooperation with San Joaquin County and the San Joaquin County LAFCO to ensure that the greenbelt is maintained.

San Joaquin County

During the early 1990s, there was a joint effort between the cities of Lodi and Stockton to define a greenbelt between the two cities. However, this effort did not produce an agreement satisfactory to both cities. The Armstrong Road landowner proposal to establish cluster zoning in this area is the latest attempt to find a clear direction for land use policy in the area between Stockton and Lodi.

Landowners' Proposal

Landowners within the Study Area (4,255 acres located from one-half mile north to one-half mile south of Armstrong Road between State Route 99 and Interstate 5 in San Joaquin County) requested the County to adopt the Armstrong Road Agricultural/Cluster Zoning Classification (Ordinance) to promote the creation of a buffer area between the cities of Lodi and Stockton that would remain in agriculture. The landowners contend that implementation of the proposed Ordinance would result in an agricultural buffer between the two cities without depriving the owners of their constitutional and legal rights, and without a significant expenditure of public funds.

The ordinance would entitle a property owner to one residential building permit for each contiguous five acres of land. At the sole discretion of the property owner, subject to County standards regarding cul-de-sacs, wells and septic tanks, the residential parcels may be **less** than five acres. Minimum parcel size for new parcels would be one acre. To the extent practical, residential lots would be clustered for the purpose of retaining the maximum amount of land in agricultural production and/or open space. The environmental document prepared and certified for the proposed Ordinance would be valid for use in any landowner request to divide property as provided for under the proposed Ordinance. A division of land under the Ordinance would be subject only to ministerial requirements. When subdividing property, the landowner would be required to enter into a binding agreement with the County relinquishing the right of the landowner or successors in interest to further subdivide the real property. The County would encourage and approve lot line adjustments between adjoining property owners to facilitate the location and number of residential parcels and/or facilitate clustering of residential parcels.

County/City Response

The San Joaquin Board of Supervisors twice discussed the proposed Ordinance without taking action. The County has suggested the proposal be considered as a part of its recently initiated General Plan Update; however, the Armstrong Road landowners expressed concern about the length of time the update will take. The City of Lodi has expressed interest in supporting a study of the proposed Ordinance as part of their effort to create an agricultural buffer on the southern boundary of the city. As a result, the County has issued the request for proposals (RFP) to which this proposal is in response.



Issues

The RFP identified several issues raised by the cluster zoning ordinance proposal that should be addressed. The Consultants have identified a few additional issues.

General Plan Consistency

The Ordinance as proposed may be inconsistent with various policies contained in the General Plan. The proposed Ordinance states that for every five contiguous acres owned, the landowner would be able to subdivide one parcel of at least one-acre in size. If subdivided parcels are generally between one- and two-acres in size, the percentage of agricultural land lost in the Study Area to small lot subdivisions could be from 20 to 40 percent. This would result in more agricultural land lost to development rather than leaving the area in the current AG-40 zoning. Approval of the proposal would reflect a different policy directive regarding the preservation of farmland than what is currently contained in the General Plan.

Reduced Discretionary Review Authority

The proposed Ordinance would permit by right all uses that are presently only conditionally permitted in the AG Zone, including farm labor camps, hog farms, slaughterhouses, major impact facilities, churches, and large wineries. No discretionary conditions could be attached to a Building Permit approval, no public notice would be required, and there would be no CEQA review.

Agricultural Preservation

The introduction of additional one- to five-acre parcels, each containing a residence, could create potential conflict with neighboring agricultural uses. Current zoning requires a minimum parcel size of 40 acres.

infrastructure and Services

San Joaquin County requires a minimum parcel size of two acres for on-site services (septic system, well, and retention basin for stormwater drainage). The landowner proposal does not specify if or how services would be provided. The area is generally served by private septic systems, water wells, and on-site drainage. One-acre parcels, which would be permitted under the proposed Ordinance, are generally not large enough to accommodate on-site services. Typically, two acres or more are needed to safely accommodate on-site services. There are currently no public services available within the Study Area and the San Joaquin County Department of Public Works has expressed concern regarding the creation of any new County Service Areas for the provision of public services.

Definition of Clustering

The proposed ordinance provides for clustering “to the extent practical.” The ordinance does not indicate who determines whether clustering is practical or what criteria are to be used to determine its practicality.

CEQA Compliance

The proposed ordinance would exempt all future subdivisions from CEQA review and make all existing conditionally permitted uses ministerial. Application of this provision may be inconsistent with CEQA requirements.

Lot Line Adjustments

The ordinance states that the County shall “encourage” lot line adjustments in order to, among other things, facilitate the clustering of building lots. The limit on the number of parcels involved in a lot line adjustment application is not mentioned, so there may be a potential inconsistency with the Development Title, General Plan, and Subdivision Map Act regarding the number of parcels that can be adjusted with this type of application.

Voluntary vs. Mandatory

It is not clear if the proposed Cluster Zoning Ordinance would be mandatory or voluntary. Voluntary zoning could result in a checkerboard pattern of cluster and traditional AG-40 Zoning in the subject area, which could lead to land use conflicts between residences on cluster-zoned property and nearby parcels zoned AG-40 used for intensive production agriculture.

Williamson Act Contracts

There are 42 parcels totaling 1,927 acres (45 percent) in the Study Area that are under the Williamson Act or the Farmland Security Contract. In order to facilitate any subdivision of parcels currently under the Williamson Act or the Farmland Security Contract, the parcel owner would have to wait until the property is out of the Williamson Act or Farmland Security Contract, either from a non-renewal or a cancellation. Subdivision of land could not occur while parcels are still under the Williamson Act, except under limited circumstances for homesite parcels.

County Policy Precedent

If the landowner proposal is approved in any form, there may be a precedent set and similar requests could come from other communities.

Climate Change

Every project in California must address the effects it may have on climate change. While the effects from the Ordinance on climate change are likely to be



minimal, the issue must nevertheless be addressed as a part of the specific plan policies and the EIR prepared for the project.

Requested Services

The RFP identifies several services to be provided. The Consultants will provide these services as part of the proposed scope of work.

Problem Solving/Consensus Building

A service essential to the success of the project is problem solving and consensus building. The future of the land in the Study Area as a community separator has been the subject of discussion between landowners, the County, and the cities of Lodi and Stockton for many years. The Consultants must be able to understand the differing views and interests of the affected parties, identify common ground and options, and help build a consensus around a permanent solution to this challenging issue.

Specific Plan

The Consultants will prepare a Specific Plan in accordance with State law (Government Code Section 65450 et seq.). While the Plan may initially be based on the major goals expressed in the landowners' proposed Ordinance, it is anticipated that major changes and additions will be needed to craft a Specific Plan that can be submitted to the Board of Supervisors for consideration. The proposed work scope below anticipates a major effort to identify options and build a consensus on project objectives before the Plan is prepared. Implementation of the Specific Plan will include all necessary General Plan Amendments, Zone Reclassifications, and Development Title Text Amendments.

Public Outreach

In order to build a consensus on this issue, the Consultants will conduct several types of public outreach, including stakeholder interviews, working group meetings, and study sessions. Community workshops are proposed as optional tasks. Effective communication with the affected individuals and organizations will be essential for a positive outcome of this project.

CEQA Compliance

An Environmental Impact Report will be prepared for the Specific Plan and zoning amendments. The landowners' proposal includes an expectation that the EIR will serve as CEQA compliance for all subsequent projects approved under the new regulations. In order to accomplish this objective, the EIR must be prepared as either a Master EIR or project-specific EIR. However, Specific Plan EIRs are often prepared as Program EIRs with the expectation that subsequent projects would prepare focused EIRs or negative declarations. The type of EIR

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prepared for the Specific Plan will be determined once the objectives and content of the Plan are determined.

Implementation program

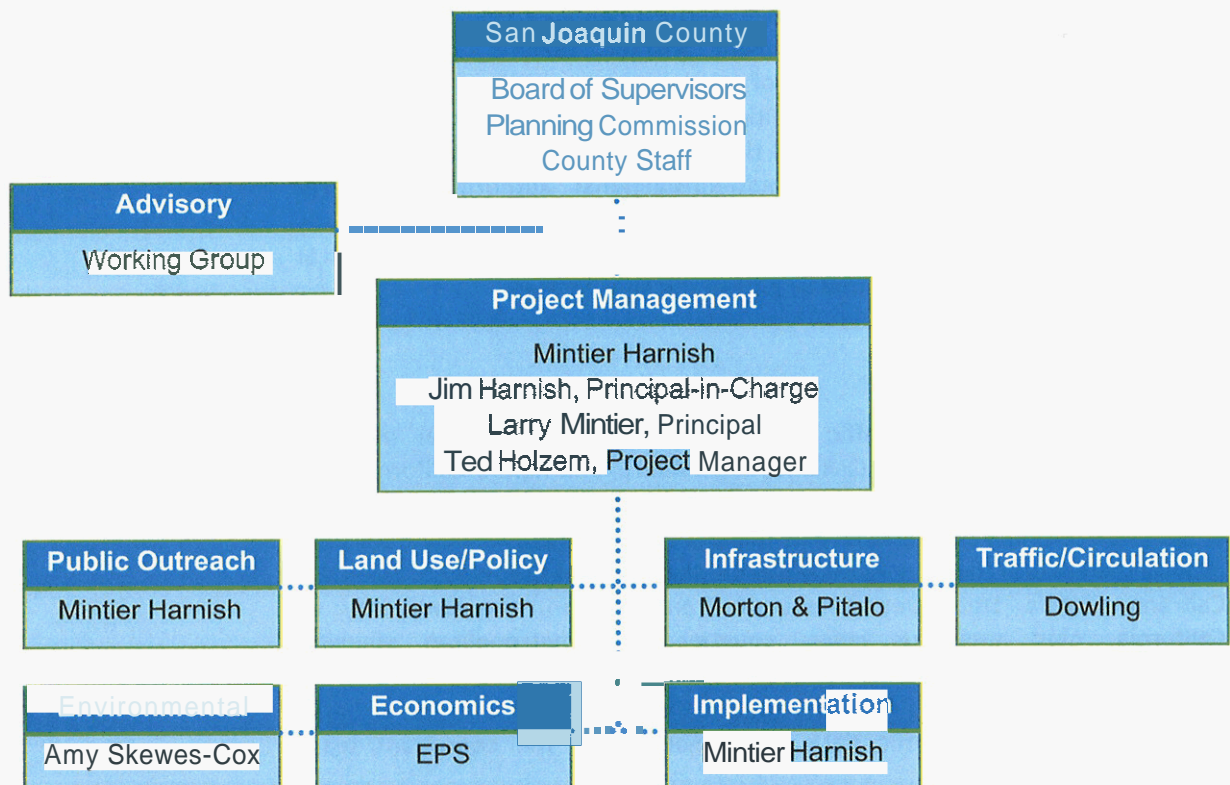
The Consultants, in cooperation with County staff, will prepare necessary General Plan amendments, the Zoning Ordinance, Development Title text revisions, and other regulatory changes to implement the Specific Plan.



3. Project Team

Mintier Harnish has carefully assembled a multi-disciplinary team of experienced, committed professionals that are extremely well-qualified to address the opportunities and challenges involved in the Armstrong Road Specific Plan. The team we have assembled includes: expertise preparing and amending general plans, specific plans, zoning ordinances; planning and land use law, agriculture; circulation, infrastructure, environmental resources, economic development and fiscal assessment, public outreach, consensus building; and project management. We also have an extensive GIS and graphic design staff. A detailed description of each firms' qualifications and resumes are included in Appendix B of this proposal. Please refer to the Cost Proposal for a breakdown of each firm representative's role in the project.

Mintier & Associates will be the lead firm in preparing all documents during the General Plan Update. The proposed General Plan Update will be carried out under the following organizational structure:



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Mintier Harnish

Mintier Harnish (formerly Mintier & Associates) has extensive experience conducting planning projects and preparing specific plans in California with similar characteristics to San Joaquin County. It is this experience that has given our firm an understanding of the issues and appropriate planning methods for addressing difficult issues and building consensus. Mintier Harnish will focus on issues and objectives related to land use and agriculture. Mintier Harnish will also be responsible for: managing the Specific Plan program; planning and conducting public outreach and attending public hearings, building consensus among the community and stakeholders; and preparing the Specific Plan and associated general plan and development title amendments.

Morton & Pitalo

Morton & Pitalo is a civil engineering firm that has successfully completed thousands of engineering, surveying, planning, landscape, and traffic engineering projects. Morton & Pitalo will focus on issues and objectives related to public infrastructure and services in the Study Area.

Economic and Planning Systems (EPS)

Economic & Planning Systems (EPS) is a land economics consulting firm that specializes in real estate development market analysis, public/private partnerships, and the financing of government services and public infrastructure. EPS has provided consulting services to hundreds of public- and private-sector clients in California and throughout the United States including cities, counties, special districts, multi-jurisdictional authorities, property owners, developers, financial institutions, and land use attorneys. EPS will focus on issues and objectives related to economic issues and will prepare any fiscal analysis or financing plans required as part of the Specific Plan.

Dowling Associates

Dowling Associates is a traffic engineering and transportation planning consulting firm with offices in Oakland, Sacramento, and Ripon, California. The firm has been in business for over 20 years (founded in 1986) and currently employs 37 full-time professional and support staff. Dowling Associate's clients include the Federal Highway Administration, the National Academy of Sciences, Caltrans, Florida State Department of Transportation, the University of California, plus numerous cities, counties, and metropolitan planning organizations. Dowling Associates will focus on the traffic and roadway operational issues resulting from the Specific Plan. Dowling Associates will also provide the requisite traffic data inputs needed by the consultant team



members performing the noise and air quality sections of the environmental analysis.

EIR Team

Amy Skewes-Cox

With over 25 years of experience Ms. Skewes-Cox has been project manager for environmental impact studies projects including: new towns, specific plans and master plans, general plans and general plan amendments, and development projects. Ms. Skewes-Cox and her team will focus on CEQA issues and will prepare the Environmental Impact Report. Her EIR team members include:

Illingworth-Rodkin

Illingworth & Rodkin, Inc. is an engineering firm that provides noise and air quality services to governmental agencies, private sector clients, and other environmental and design professionals. Illingworth & Rodkin has completed over 2,500 studies in community noise and vibration, industrial noise and vibration control, architectural acoustics, and air quality. Illingworth-Rodkin will focus on issues and objectives related to noise and air quality.

Baseline Environmental Consulting

Baseline Environmental Consulting is a multi-disciplinary firm started in 1985. The firm has a staff of about sixteen professionals in three offices. The main office is in Emeryville and with branch offices in Petaluma and San Francisco. Baseline staff includes professional planners, engineers, certified hydrogeologists, registered geologists, certified engineering geologists, registered environmental assessors, risk assessors, and hazardous materials managers. The firm specializes in environmental analysis in conformance with the requirements of CEQA and NEPA, and hazardous materials management, environmental auditing, and environmental permitting. Baseline will focus on issues and objectives related to hydrology, hazards, and geology.

Environmental Collaborative (Jim Martin)

Environmental Collaborative is a small business enterprise located in Emeryville, California. Established in 1983 by James A. Martin, the firm provides professional environmental consulting and research services to the public and private sectors throughout California. Services provided by the firm include: environmental analyses and field surveys; environmental documentation and report preparation; and natural resource management. Mr. Martin's personal interests focus on biotic resources, conducting vegetation, wildlife, and special-status taxa surveys, habitat conservation and management plans, mitigation programs and monitoring, and permit assistance and compliance.

Studies undertaken by the firm include: vegetation analyses and mapping; tree species identification and mapping; wetland delineation and restoration plans; wildlife surveys and habitat suitability analyses; and special-status taxa studies. Mr. Martin holds a BS degree in Biology and a B.A. degree in Fine Art, both from the University of California at Berkeley. He has over 25 years of experience as a biologist and environmental consultant, and has been involved in the preparation of over 300 environmental documents, assessments, and resource management plans. For this project, Mr. Martin will be responsible for the biological impact analysis.

LSA

LSA Associates, Inc. (LSA) is a diversified environmental, transportation, and community planning firm with 10 California offices and one office in Colorado. The firm was created in 1976 to meet the need for environmental planning as a result of the passage of the California Environmental Quality Act (CEQA). Since its founding more than 30 years ago, LSA has become a full-service consulting firm, with more than 260 employees providing services in community and land use planning; cultural and paleontological resources; environmental analysis; biology and wetlands; geographic information systems; resource planning and management; and urban design. LSA will provide qualified staff to identify and describe the applicable local and State regulatory contexts for cultural and paleontological resources, and assess potential impacts to such resources. LSA will recommend feasible and effective mitigation measures to reduce project impacts, as appropriate.



4. Scope of Services

This scope of services describes the seven-phase process to prepare an Armstrong Road Specific Plan, Zoning Ordinance, EIR, and Implementation Program. Optional tasks described at the end and are budgeted separately. As the phase descriptions indicate, the program relies on close collaboration between County staff and the Consultants. This collaboration will ensure the most effective and efficient combination of the experience and knowledge of County staff and the planning expertise of the Consultants.

Phase 1: Project Initiation

The Consultants will work with County staff to establish the foundation for the Specific Plan, Zoning Ordinance, and EIR, including refining the work scope and outreach program, interviewing stakeholders, and familiarizing the team with the Study Area.

Task 1.1 Scoping

The Consultants will meet with County staff to review the County's objectives for each project component and to discuss key issues of integration and consistency with existing plans and programs, and refine the work scope as necessary.

Task 1.2 Study Area Site Tour

The Consultants will attend a half-day site tour with County staff. The tour may include brief stops at selected properties of the landowners most active in developing the proposed Ordinance.

Task 1.3 Stakeholder Interviews

The Consultants will work with County staff to identify key Study Area stakeholders to interview. The purpose of these interviews will be to explore perceptions of issues, objectives, and opportunities related to the landowner proposal. The Consultants recommend that stakeholder interviews include the District 4 Supervisor and Planning Commissioner, Lodi and Stockton Planning staff, landowner representatives, and organization representatives (e.g., Farm Bureau, Ag Commissioner).

Task 1.4 Land Use Inventory

The Consultants will work with County staff to prepare an existing land use database for the Study Area based on information from the San Joaquin County Assessor's Office and site surveys using aerial photographs. The Consultants will

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rely to the greatest extent on the database assembled as a part of the General Plan Update, but will also conduct a field survey to ground truth the existing land database.

Task 1.5 Formation of the Working Group

The Consultants will work with the County to create a Working Group of approximately 10 people representing a cross section of interests in the area. Suggested membership includes District 4 Supervisor and Planning Commissioner, planning directors of Lodi, Stockton, and San Joaquin County, three or four landowner representatives, and representatives from one or two interested organizations. The Working Group will provide a forum for issue identification, option evaluation, and consensus building. The group will meet at least once during Phase 1.

Phase 2: Existing Conditions Report

The Consultants will compile information on existing conditions in the Study Area. The Existing Conditions Report will focus on existing setting and trends affecting the issues addressed. This effort will also serve as the environmental setting chapter of the EIR

Task 2.1: Draft Existing Conditions Report

The Consultants will work with County staff to develop an overall table of contents to organize the Existing Conditions Report. To the extent possible, the report will rely on the data already assembled for the San Joaquin County General Plan Update Background Report. Data will be collected and maps prepared to address and illustrate the following topic areas:

Demographics and Economics

The Existing Conditions Report will begin with an assessment of the existing Study Area's demographic characteristics and projected population and housing growth.

Land Use

The Consultants will summarize existing land use patterns and issues and review local and regional land use plans and policies relevant to the Study Area. The Consultants will create a land use inventory that includes existing land use, general plan designations, zoning parcelization, and ownership trends. The Consultants will evaluate the Study Area holding capacity based on existing General Plan and Development Title. The Consultants will summarize the County's 1992 General Plan and Development Title, LAFCO policy and Spheres of Influence, and other local plans affecting the Study Area.



Circulation

The Consultants will summarize the existing Study Area circulation system. Topics to be covered include existing roadway facilities, safety, traffic level-of-service at key intersections and roadway segments, and current County transportation policies/programs. The Consultants assume this will be based on existing County data.

Public Infrastructure/Services

The Consultants will identify major water supply and delivery, wastewater collection and disposal, and storm drainage and flood control facilities within the Study Area. The Consultants will prepare maps depicting conveyance facilities and identify potential future supply networks of water and wastewater facilities, if appropriate. Consultants will also identify potential sources of pollution and contamination within the Study Area. The Consultants will collect information regarding major creeks and streams based on a review of San Joaquin Irrigation District and California Department of Water Resources (DWR) records to identify potential flood areas. The Consultants assume this will be based on existing County data.

Natural and Cultural Resources

The Consultants will identify and describe major water, biological, and cultural resources within the Study Area. The Consultants will identify the existing substantial sources of groundwater and surface water resources and the potential useable and renewable (groundwater recharge) water resources. The Consultants will use the California Natural Diversity Database, National Wetland Inventory, and related literature search, informal consultation with State and Federal regulatory staff, natural resources maps and GIS data layers, and other organizations to identify biological resources (special status species, potential wetlands, and wildlife habitats) with the potential to occur in the project Study Area. This section will also document any historic properties/resources that are currently listed on the National Register of Historic Places, the California Register of Historic Resources, or other recognized lists. The Consultants assume this will be based on existing County data.

Air Quality/Climate Change

The Consultants will identify existing air quality and trends, regulations, information, and issues. In addition, the Consultants will identify existing substantial sources of air pollution within the Study Area, including confined animal facilities, greenhouse gas emissions, and sensitive receptors susceptible to air quality degradation.

The Consultants will summarize the sources of greenhouse gas (GHG) emissions, their potential influence on climate change, the current state of the science (e.g., the Fourth Assessment Report of the International Panel on Climate Change released February 27, 2007), and applicable regulations (e.g., Assembly Bill [AB] 32). This summary will cover a number of issue areas, including, but not limited to, water supply, water quality, sea level rise, flooding, wildfire, weather

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extremes (e.g., heat waves), health risks, biological resources, fuel consumption, agriculture, and air quality

Noise

The Consultants will quantify the existing ambient noise environment within the Study Area based on existing continuous and short-term noise level measurements for: traffic noise, railroad noise, aircraft noise, and stationary noise sources. The Consultants assumes this will be based on existing County data.

The Consultants will prepare a revised Public Review Draft Existing Conditions Report based on input from County staff, agencies, community workshops, working groups, and stakeholders.

Work Products:

- Draft Existing Conditions Report [five (5) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Final Existing Conditions Report [fifty (50) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]

Phase 3: Project Issues, Objectives, and Options

The Consultants will work with County staff to outline the objectives that will be used to guide the preparation of the Specific Plan and Zoning Ordinance.

Task 3.1 Summarize Key Issues

The Consultants will prepare and submit to County staff a summary of the key issues based on existing conditions, stakeholder interviews, working group comments, and staff direction generated during Phases 1 and 2.

Task 3.2 Draft Issues, Objectives, and Options Report

The Consultants will prepare a Draft issues, Objectives, and Options Report based on findings of the Existing Conditions report and input received during Phases 1 and 2. Following staff review, the Consultants will prepare a Public Review Draft Issues, Objectives, and Options Report.

Phase Work Product:

- Administrative Draft Issues, Objectives, and Options Report [five (5) hardcopies; two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]



- Public Review Draft Issues, Objectives, and Options Report [fifty (50) hardcopies; two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]

Phase 4: Consensus Building

The Consultants will lead an effort to build a consensus between landowners, agencies, and organizations on the preferred Specific Plan and Zoning Ordinance option.

Task 4.1 Working Group Meetings

The Consultants will conduct at least two Working Group meetings to build a consensus on a preferred option for the Specific Plan and Zoning Ordinance.

Task 4.2 Select Preferred Option

Based on input from the Working Group, the Consultants will work with County staff to refine the Preferred Option. The scope of work will be refined as necessary to reflect the preferred option. The Consultants and County staff will meet with the Working Group to review the Preferred Option details to assure consensus.

Phase 5: Specific Plan

The Consultants will prepare a Specific Plan and Zoning Ordinance provisions based on the Preferred Option selected in Phase 5.

Task 5.1 Draft Specific Plan and Zoning Ordinance

The Consultants will prepare a Draft Specific Plan and Zoning Ordinance comprised of the following:

Guiding Principles and Objectives

The Consultants will prepare the guiding principles and objectives for the project based on information and input from the stakeholder working group and County staff. The principles and objectives will guide the planning process.

Land Use Plan

The land use plan will define the distribution, location, and extent of land uses including Open Space, within the Study Area.

Circulation Plan

The circulation plan will define the distribution of the transportation network including: roadways, pedestrian, and bike paths.

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Infrastructure Public Facilities and Services

As part of the Specific Plan, a conceptual infrastructure facilities and services plan will be developed if new infrastructure is required as part of the Specific Plan. This plan will address the following: water supply and delivery, wastewater collection and disposal, energy, and storm drainage and flood control facilities.

Financing Plan

If necessary, a financing plan will be prepared. The Plan will provide a financing strategy for necessary public facilities.

Zoning Ordinance

The Consultants will prepare a Zoning Ordinance amendment consistent with the Specific Plan. The Ordinance will include performance standards, permitted uses, and height, bulk, and space standards.

Implementation Program

The Consultants, in cooperation with County staff, will prepare necessary General Plan amendments, zoning ordinance updates, development title revisions, and other regulatory changes to implement the specific plan.

Following staff review, a Public Review Draft Specific Plan and Zoning Ordinance will be prepared.

Task 5.2 Working Group Meeting

The Consultants will meet with the Working Group to review the Draft Specific Plan and Zoning Ordinance.

Task 5.3 Presentation to San Joaquin County Board of Supervisors

The Consultants will attend a Study Session with the Board of Supervisors and Planning Commission to present a summary of the Draft Specific Plan and Zoning Ordinance.

Work Products:

- Administrative Draft Specific Plan (ten (10) hard copies, two (2) digital copies: one(1) in Microsoft Word format and one (1)in Adobe PDF format]
- Public Review Draft Specific Plan [one hundred (100) hard copies, two (2) digital copies: one(1) in Microsoft Word format and one (1)in Adobe PDF format]



Phase 6: Environmental Impact Report

The Consultants will prepare an Environmental Impact Report (EIR) on the Specific Plan and Zoning Ordinance. The type of EIR (program, master, or project) will be determined based on the content of the Plan and needs of the Study Area landowners.

Task 6.1 Initial Study/Notice of Preparation

The Consultants will work with County staff to identify issues of concern and prepare an Initial Study Checklist. The Consultant will then prepare a Notice of Preparation to solicit comments from relevant agencies on the Initial Study Checklist. County staff will be responsible for distributing the NOP. Upon conclusion of the NOP and EIR scoping period, the Consultants will prepare a concise summary of comments by topic. This summary will be used in the EIR analysis, and as a tracking measure to insure all NOP/scoping comments are included and/or considered during the preparation of the EIR.

Task 6.2 Administrative Draft EIR

The Consultants will prepare a clear and concise Administrative Draft EIR (DEIR) in accordance with County and State CEQA Guidelines. The Consultants will prepare the ADEIR in a format agreed to with County staff. The Consultants will work with County staff to establish EIR impact significance criteria. The Consultants will also prepare a clear and concise Project Description that matches the Initial Study Checklist, with updates as necessary. The DEIR will include an impact analysis for all topics required by CEQA and will review up to two alternatives, in addition to the required "No Project" Alternative.

Task 6.3 Screencheck Draft EIR

The Consultants will prepare a Screencheck Draft EIR based on comments from County staff on the ADEIR. County staff will authorize publication of the Draft EIR following review of the Screencheck DEIR.

Task 6.4 Draft EIR

County staff will distribute the Draft EIR for a 45-day public review period. Consultants will organize and catalogue comments received on the DEIR. If County staff determines it necessary, Consultants will attend a public hearing to receive comments on the DEIR.

Task 6.5 Administrative Final EIR

The Consultants will prepare an Administrative Final EIR (AFEIR) that includes responses to all written and oral comments, a section identifying revisions that are made to the DEIR in response to comments, master responses, and responses to other individual comments. Estimating time for the AFEIR is very difficult without knowing the number of comments that could be received by

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the County. Up to 100 professional hours are budgeted for preparation of the FEIR. If the number of comments exceeds the time allotted, we would request a budget revision prior to undertaking this task. County Staff will be responsible for distributing the Administrative Draft EIR, for internal review. The Consultants will modify the AFEIR based on County staff comments.

Task 6.6 Final EIR

The Consultants will prepare a FEIR, which will be an “Addendum” to the Draft EIR. The FEIR will provide Master Responses to the key comments and issues raised during the public review period, and will provide specific responses to all written and oral comments with reference to the Master Responses as appropriate. County staff will be responsible for distributing the Final EIR.

Work Products:

- Notice of Preparation [two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Administrative Draft Initial Study [five (5) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Final Draft Initial Study [twenty (20) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Administrative Draft EIR [ten (10) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Screencheck Draft EIR [two (2) hard copies, two (2) digital copies: one (1) in Microsoft word format and one (1) in Adobe PDF format]
- Draft EIR [one Hundred (100) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Administrative Final EIR [five (5) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]

Phase 7: Public Hearings

The Consultants will attend public hearings of the Planning Commission and Board of Supervisors and make presentations leading to adoption of the Specific Plan and Zoning Ordinance.

Phase 7.1 Planning Commission Hearings

The Consultants will attend up to two hearings with the Planning Commission to review plan documents. The Planning Commission will consider the comments made throughout the process by community members and stakeholders, and at the conclusion of the hearings, make recommendations to the Board of Supervisors regarding certification of the Final Environmental Impact Report and adoption and implementation of the General Plan Amendment(s), Specific Plan, and Development Title Amendment(s).



Phase 7.2 Board of Supervisors Hearings

The Consultants will attend up to two hearings with the Board of Supervisors to review plan documents. The Board of Supervisors will consider the Planning Commission's recommendations and additional public comment. At the conclusion of the hearings, the Board of Supervisors will direct County staff and the Consultants to incorporate its recommendations and prepare and certify the Final Environmental Impact Report, and approve the General Plan Amendment(s), Specific Plan, and Development Title Amendment(s).

Phase 7.3 Prepare Final Documents

The Consultants will revise and produce final versions of the FEIR, Specific Plan, General Plan Amendments, and Development Title as necessary.

Work Products:

- Final Draft Specific Plan [one hundred (100) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]
- Final EIR [one hundred (100) hard copies, two (2) digital copies: one (1) in Microsoft Word format and one (1) in Adobe PDF format]

Optional Tasks

Community Workshop #1

The Consultants will conduct a community workshop, during Phase 1, to give landowners, the community at large, and interested citizen groups an overview of the process and provide an opportunity to identify issues of concern. The Consultants assume that County staff will be responsible for arranging the location for the workshop and public notification.

Community Workshop #2

The Consultants will conduct a second Community Workshop during Phase 5, to present the Specific Plan and Zoning Ordinance to residents and give them the opportunity to provide comments.

Presentation to Lodi and Stockton City Councils

The Consultants will attend Study Sessions with the City of Lodi and the City of Stockton and their Planning Commissions to present a summary of the Draft Specific Plan and Zoning Ordinance during Phase 5.

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5. Cost Estimate

The following tables show a cost estimate for the Armstrong Road Agricultural/Cluster Zoning Classification Proposal based on the scope of work in this proposal. The first table shows a summary of the cost estimate by project phase. The second table shows a detailed cost estimate by project task. It is estimated that the program will cost approximately \$461,726.

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Phase	Mintier & Associates	EIR Team	Morton & Pitale	Dowling	EPS	Total
Phase 1: Program Initiation	\$21,460	\$5,620	\$1,900	\$2,500	\$8,590	\$40,070
Phase 2: Background/Setting	\$22,360	\$37,120	\$10,400	\$5,720	\$12,520	\$88,120
Phase 3: Project Issues, Objectives, and Options	\$25,460	\$3,240	\$4,200	\$2,160	\$5,460	\$40,520
Phase 4: Consensus Building	\$13,760	\$0	\$0	\$0	\$0	\$13,760
Phase 5: Specific Plan	\$36,440	\$3,440	\$11,680	\$5,720	\$15,175	\$72,455
Phase 6: Environmental Impact Report	\$13,440	\$81,180	\$3,800	\$15,360	\$0	\$113,780
Phase 7: Public Review	\$14,900	\$2,720	\$0	\$0	\$0	\$17,620
Project Management	\$11,600	\$3,840	\$0	\$0	\$0	\$15,440
10% Administration Fee Total	\$18,300	\$7,546	\$0	\$0	\$0	\$25,846
Direct Expense Subtotal (Counts, production, mail, travel)	\$10,520	\$13,175	\$2,000	\$6,420	\$2,000	\$34,115
TOTAL COST	\$188,240	\$157,881	\$33,980	\$37,880	\$43,745	\$461,726
TOTAL COST + Optional Items						\$483,486



Project Budget Estimate

Armstrong Road Agricultural/Cluster Zoning Classification

mintierharnish
planning & architecture

<div><div></div><div><div>mintierharnish</div><div>planning consultants</div></div></div>		Armstrong Road Agricultural/Cluster Zoning Classification Detailed Budget Estimate															September 26, 2008	
		Mintier Harnish					Mintier Harnish TOTAL	EIR Team										EIR Team TOTAL
Task #	Task	Principal	Senior Associate	Project Manager	Planner	Admin.		Amy Skews-Cox	Air/Noise	Biology	Hazards	Hydrology	Geology	Cultural				
								Principal	Planner	(I&R)	(JM)	(Baseline)	(Baseline)	(Baseline)	(LSA)	Graphics	Word Proc.	
Phase 1: Program Initiation																		
1.1	Scoping	8	0	16	0	8	\$4,480	8	8	0	0	0	0	0	0	0	0	\$2,160
1.2	Study Area Site Tour	6	0	8	0	0	\$2,390	8	0	0	8	0	0	6	0	0	0	\$2,820
1.3	Stakeholder Interviews	12	0	16	0	12	\$5,680	0	0	0	0	0	0	0	0	0	0	\$0
1.4	Land Use Inventory	2	4	12	24	0	\$5,150	4	0	0	0	0	0	0	0	0	0	\$640
1.5	Formation of the Working Group	8	0	12	4	0	\$3,760	0	0	0	0	0	0	0	0	0	0	\$0
	SUBTOTAL	36	4	64	28	20	\$21,460	20	8	0	8	0	0	6	0	0	0	\$5,620
Phase 2: Background/Setting																		
2.1	Administrative Draft Existing Conditions Report	8	16	60	80	24	\$22,360	40	40	40	40	24	24	24	40	14	36	\$37,120
	SUBTOTAL	8	16	60	80	24	\$22,360	40	40	40	40	24	24	24	40	14	36	\$37,120
Phase 3: Project Issues, Objectives, and Options																		
3.1	Summarize Key Issues	8	8	20	24	4	\$8,580	8	8	0	0	0	0	0	0	0	0	\$2,160
3.2	Issues, Objectives, and Options Report	16	8	40	60	8	\$16,880	4	4	0	0	0	0	0	0	0	0	\$1,080
	SUBTOTAL	24	16	60	84	12	\$25,460	12	12	0	0	0	0	0	0	0	0	\$3,240
Phase 4: Consensus Building																		
4.1	Working Group Meeting (2)	12	8	16	12	8	\$8,060	0	0	0	0	0	0	0	0	0	0	\$0
4.2	Select Preferred Option	8	4	12	16	0	\$5,700	0	0	0	0	0	0	0	0	0	0	\$0
	SUBTOTAL	20	12	28	28	8	\$13,760	0	0	0	0	0	0	0	0	0	0	\$0
Phase 5: Specific Plan																		
5.1	Draft Specific Plan and Zoning Ordinance	16	12	80	120	16	\$29,420	16	8	0	0	0	0	0	0	0	0	\$3,440
5.2	Working Group Meeting	6	0	12	8	0	\$3,710	0	0	0	0	0	0	0	0	0	0	\$0
5.3	Joint Board/Commission Study Session	6	0	12	4	0	\$3,310	0	0	0	0	0	0	0	0	0	0	\$0
	SUBTOTAL	28	12	104	132	16	\$36,440	16	8	0	0	0	0	0	0	0	0	\$3,440
Phase 6: Environmental Impact Report																		
6.1	Initial Study/Notice of Preparation	0	0	2	0	0	\$260	16	24	2	2	0	0	0	2	12	28	\$9,120
6.2	Administrative Draft Environmental Impact Report	8	4	16	16	8	\$6,820	60	48	40	40	24	24	24	40	0	0	\$37,200
6.3	Screencheck Draft Environmental Impact Report	0	0	0	0	0	\$0	10	5	0	0	0	0	0	0	2	2	\$2,470
6.4	Draft Environmental Impact Report	0	0	0	0	0	\$0	10	5	0	0	0	0	0	0	2	2	\$2,470
6.5	Administrative Final Environmental Impact Report	4	4	16	16	0	\$5,320	20	20	10	12	0	0	0	4	0	8	\$9,260
6.6	Final Environmental Impact Report	0	0	8	0	0	\$1,040	60	30	4	8	12	12	12	4	0	24	\$20,660
	SUBTOTAL	12	8	42	32	8	\$13,440	176	132	56	62	36	36	36	50	16	64	\$81,180
Phase 7: Public Review																		
7.1	Planning Commission Hearings	12	0	16	8	0	\$5,580	8	0	0	0	0	0	0	0	0	2	\$1,440
7.2	Board of Supervisors Hearings	12	0	16	8	0	\$5,580	8	0	0	0	0	0	0	0	0	0	\$1,280
7.3	Preparation of Final Documents	4	0	8	12	8	\$3,740	0	0	0	0	0	0	0	0	0	0	\$0
	SUBTOTAL	28	0	40	28	8	\$14,900	16	0	0	0	0	0	0	0	0	2	\$2,720
Total hours (Phases 1-7)		156	68	398	412	96	1,130	280	200	96	110	60	60	66	90	30	102	1,094
Billing Rates 2008		\$225	\$185	\$130	\$100	\$75		\$160	\$110	\$150	\$110	\$110	\$110	\$110	\$100	\$80	\$80	
Labor Subtotals		\$35,100	\$12,580	\$51,740	\$41,200	\$7,200	\$147,820	\$44,800	\$22,000	\$14,400	\$12,100	\$6,600	\$6,600	\$7,260	\$9,000	\$2,400	\$8,160	\$133,320
Project Management		16	0	40	16	16	88	24	0	0	0	0	0	0	0	0	0	24
	SUBTOTAL	\$3,600	\$0	\$5,200	\$1,600	\$1,200	\$11,600	\$3,840	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,840
LABOR TOTAL		\$38,700	\$12,580	\$56,940	\$42,800	\$8,400	\$159,420	\$48,640	\$22,000	\$14,400	\$12,100	\$6,600	\$6,600	\$7,260	\$9,000	\$2,400	\$8,160	\$137,160
Firm Total																		
10% Administration Fee Total							\$18,300											\$7,546
Direct Expense Subtotal (Counts, production, mail, travel)							\$10,520											\$13,175
TOTAL COST							\$188,240											\$157,881
Optional Task																		
1.6	Community Workshop #1	12	6	16	16	8	\$8,090	0	0	0	0	0	0	0	0	0	0	\$0
5.3	Community Workshop #2	12	6	16	16	8	\$8,090	0	0	0	0	0	0	0	0	0	0	\$0
5.4	Presentations to Lodi and Stockton City Councils	12	0	16	8	0	\$5,580	0	0	0	0	0	0	0	0	0	0	\$0
	SUBTOTAL	36	12	48	40	16	\$21,760	0	0	0	0	0	0	0	0	0	0	\$0
TOTAL COST + Optional Task							\$210,000											\$157,981



Armstrong Road Agricultural/Cluster Zoning Classification Detailed Budget Estimate

September 26, 2008

		Morton & Pitalo				Morton & Pitalo TOTAL	Dowling				Dowling TOTAL	EPS			EPS TOTAL	GRAND
Task #	Task	Principal Engineer	Principal Surveyor	Assoc. Project Manager	Drafting/Administrative Support		Principal	Associate Principal	Associate Engineer	Graphic Artist		Managing Principal	Vice President	Analyst		
																TOTAL
Phase 1: Program Initiation																
1.1	Scoping	4	0	0	0	\$760	2	4	0	0	\$1,420	16	12	4	\$6,940	\$15,760
1.2	Study Area Site Tour	6	0	0	0	\$1,140	0	6	0	0	\$1,080	6	0	0	\$1,650	\$9,080
1.3	Stakeholder Interviews	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$5,680
1.4	Land Use Inventory	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$5,790
1.5	Formation of the Working Group	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$3,760
SUBTOTAL		10	0	0	0	\$1,900	2	10	0	0	\$2,500	22	12	4	\$8,590	\$40,070
Phase 2: Background/Setting																
2.1	Administrative Draft Existing Conditions Report	8	8	40	16	\$10,400	4	8	24	0	\$5,720	16	24	40	\$12,520	\$88,120
SUBTOTAL		8	8	40	16	\$10,400	4	8	24	0	\$5,720	16	24	40	\$12,520	\$88,120
Phase 3: Project Issues, Objectives, and Options																
3.1	Summarize Key Issues	8	0	8	0	\$2,800	0	8	0	0	\$1,440	8	8	0	\$3,640	\$18,620
3.2	Issues, Objectives, and Options Report	4	0	4	0	\$1,400	0	4	0	0	\$720	4	4	0	\$1,820	\$21,900
SUBTOTAL		12	0	12	0	\$4,200	0	12	0	0	\$2,160	12	12	0	\$5,460	\$40,520
Phase 4: Consensus Building																
4.1	Working Group Meeting (2)	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$8,060
4.2	Select Preferred Option	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$5,700
SUBTOTAL		0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$13,760
Phase 5: Specific Plan																
5.1	Draft Specific Plan and Zoning Ordinance	16	8	40	12	\$11,680	4	8	24	0	\$5,720	15	35	50	\$15,175	\$65,435
5.2	Working Group Meeting	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$3,710
5.3	Joint Board/Commission Study Session	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$3,310
SUBTOTAL		16	8	40	12	\$11,680	4	8	24	0	\$5,720	15	35	50	\$15,175	\$72,455
Phase 6: Environmental Impact Report																
6.1	Initial Study/Notice of Preparation	8	4	8	4	\$3,800	0	0	0	0	\$0	0	0	0	\$0	\$13,180
6.2	Administrative Draft Environmental Impact Report	0	0	0	0	\$0	0	16	60	6	\$10,560	0	0	0	\$0	\$54,580
6.3	Screencheck Draft Environmental Impact Report	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$2,470
6.4	Draft Environmental Impact Report	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$2,470
6.5	Administrative Final Environmental Impact Report	0	0	0	0	\$0	0	6	12	6	\$3,000	0	0	0	\$0	\$17,580
6.6	Final Environmental Impact Report	0	0	0	0	\$0	0	6	6	0	\$1,800	0	0	0	\$0	\$23,500
SUBTOTAL		8	4	8	4	\$3,800	0	28	78	12	\$15,360	0	0	0	\$0	\$113,780
Phase 7: Public Review																
7.1	Planning Commission Hearings	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$7,020
7.2	Board of Supervisors Hearings	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$6,860
7.3	Preparation of Final Documents	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$3,740
SUBTOTAL		0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$17,620
Total hours (Phases 1-7)		54	20	100	32	206	10	66	126	12	214	65	83	94	242	9,338
Billing Rates 2008		\$190	\$190	\$160	\$60		\$350	\$180	\$120	\$80		\$275	\$180	\$95		
Labor Subtotals		\$10,260	\$3,800	\$16,000	\$1,920	\$31,980	\$3,500	\$11,880	\$15,120	\$960	\$31,460	\$17,875	\$14,940	\$8,930	\$41,745	\$386,325
Project Management		0	0	0	0	0	0	0	0	0	0	0	0	0	0	112
SUBTOTAL		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,440
LABOR TOTAL		\$10,260	\$3,800	\$16,000	\$1,920	\$31,980	\$3,500	\$11,880	\$15,120	\$960	\$31,460	\$17,875	\$14,940	\$8,930	\$41,745	\$401,765
Firm Total																
10% Administration Fee Total																\$25,846
Direct Expense Subtotal (Counts, production, mail, travel)						\$2,000					16,420				52,000	\$34,115
TOTAL COST						\$33,980					\$37,880				\$43,745	\$461,726
Optional Task																
1.6	Community Workshop #1	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$8,090
5.3	Community Workshop #2	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$8,090
5.4	Presentations to Lodi and Stockton City Councils	0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$5,580
SUBTOTAL		0	0	0	0	\$0	0	0	0	0	\$0	0	0	0	\$0	\$21,760
TOTAL COST + Optional Task						\$33,980					\$37,880				\$43,745	\$483,486

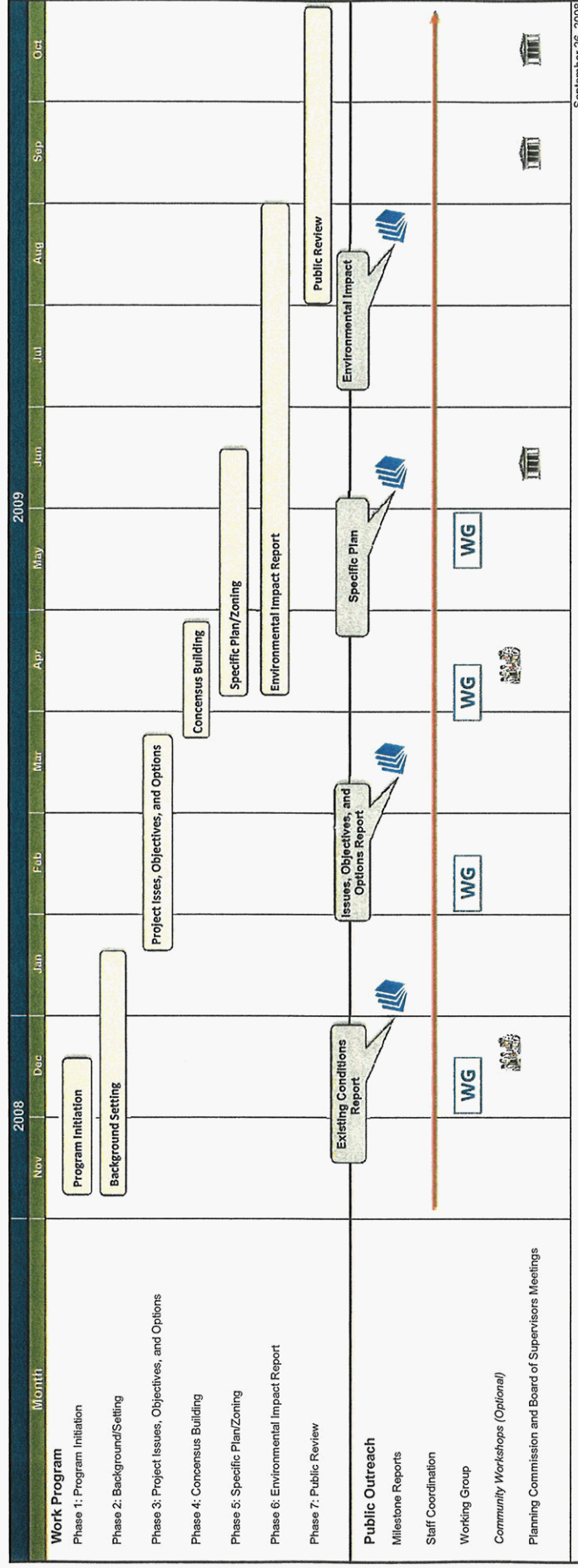


6. Schedule

The following table shows a schedule for the Armstrong Road Agricultural/Cluster Zoning Classification Proposal based on the scope of work outlined in this proposal. It is expected that the program will take approximately 12 months to complete.

San Joaquin County

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Estimated Project Schedule
Armstrong Road Agricultural/Cluster Zoning Classification





7. References

The following is a list of references of clients for which we have completed recent projects, or are currently in the process of completing.

Mintier Harnish References

City of Stockton General Plan Update

Michael M. Niblock, Community Development Director
345 North El Dorado Street
Stockton, CA 95202-1997
phone: 209/937-8955

Gold Rush Ranch and Golf Resort (Sutter Creek)

Robert Duke, City Manager/Chief of Police
City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
Phone: (209) 267-5647

Mountain House New Town Specific Plan II (San Joaquin County); San Joaquin County General Plan Update

Kerry Sullivan, Director
San Joaquin County Community Development Department
1810 E. Hazelton Ave.
Stockton, CA 95205
Phone: (209) 468-3124

Morton & Pitalo

West Roseville Specific Plan

John Murray
1700 Eureka Road, Suite 140
Roseville, CA 95661
Phone: (916) 774-3400 or (916) 774-3434

Gold Rush Ranch and Golf Resort (Sutter Creek)

Robert Duke, City Manager/Chief of Police
City of Sutter Creek
18 Main Street
Sutter Creek, CA 95685
Phone: (209) 267-5647

San Joaquin County

Northwest Roseville Specific Plan

Ken Tornay
Elliot Homes
160 Blue Ravine Road, Suite A
Folsom, CA 95630

Economic and Planning Systems (EPS)

Patricia Beard
Redevelopment Manager
City of National City
1243 National City Blvd.
National City, CA 91950
619-336-4250

Mark Griffin
Development Finance Manager
City of Sacramento Planning Department
915 I Street, 3rd Floor
Sacramento, CA 95814
(916) 808-8788

Rich Laiblin
Senior Deputy County Administrator
San Joaquin County
222 East Weber Avenue, Room 707
Stockton, CA 95202

Dowling Associates Inc.

State Route 88 Bypass PSR (Lockeford, CA)

Jeff Olson
Quincy Engineering
Phone: (503) 763-9995

San Joaquin County Traffic Impact Mitigation Fee Program Update

Tim Koenig
San Joaquin County
Phone: (209) 953-7152



ER Team References

Amy Skewes-Cox References

San Joaquin County General Plan Update

Kerry Sullivan, Planning Director
San Joaquin County Community Development Department
1810 E. Hazelton Avenue
Stockton, CA 95205
Phone: (209) 468-3140

Measure C Improvements for College of Marin EIRs

Ms. Debra Mathau
Swinerton Management and Consulting
835 College Avenue
PO Box 144003
Kentfield, CA 94904
Phone: (415) 884-3195 or (415) 884-3192

Arana Gulch Park Master Plan EIR and Poganip Master Plan EIR

Ms. Susan Harris
City of Santa Cruz Parks and Recreation Department
323 Church Street
Santa Cruz, CA 95060
Phone: (831) 420-5362

Illingworth-Rodkin

Oakwood Lake Expansion, San Joaquin County

Caroline Mills
Mills Associates
Phone: (925) 299-0147

Mountain House Neighborhood H, San Joaquin County

Miki Tsubota, Community Development Manager
Shea Homes
Phone: (925) 245-3600

Goshen North Specific Plan EIR, Air Quality and Noise, San Joaquin County

Bert Verrips
Phone: (510) 552-1666

San Joaquin County

Baseline

Doyle Drive Environmental and Design Study, San Francisco

Ms. Susan Killen
Parsons Brinckerhoff
303 Second Street, Suite 700 North
San Francisco, CA 94107
Phone: (415) 243-4637

Bay Area Interchange and Roadway Improvement Projects

Scott Steinwert, Vice President
CirclePoint
135 Main Street, Suite 1600
San Francisco, CA 94105
Phone: (415) 227-1100, ext. 17

Third Street Light Rail Project, San Francisco

Stanley DeSouza
San Francisco DPW BCM-SAR
1680 Mission St.
San Francisco, CA 94103
Phone: (415) 554-8369

Environmental Collaborative (Jim Martin)

Napa Valley College Facility Master Plan and EIR

Carollee Cattolica
Napa Community College District
2277 Napa Vallejo Highway
Napa, CA 94558
Phone: (707) 259-6043

Kennedy Park Master Plan

Barbara Stafford, Planner CRD
City of Napa
1100 West Street
Napa, CA 94903
Phone: (707) 258-7800 ext. 7444

Marin Countywide Plan Update and EIR

Tim Haddad, Environmental Coordinator
Marin County
3501 Civic Center Drive
San Rafael, CA 94903
Phone: (415) 499-6274



LSA

Alameda County Composting Project

**Carmen Borg, Urban Planner
Shute, Mihaly & Weinberger LLP
Phone: (415) 552-7272**

Taloy Lake Regional Park project

**Michelle Julene, Environmental Specialist
Sonoma County Regional Parks
Phone: (707) 565-3962**

City of Santa Cruz General Plan Update

**Michelle D. King, Senior Planner
City of Santa Cruz Planning and Community Development Department
Phone: (831) 420-5092**

San Joaquin County

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Appendix A: Detailed EIR Scope

The following appendix shows a detailed scope of services for preparation of the environmental impact report.

San Joaquin County

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Scope of Work for Armstrong Road Agricultural/Cluster Zoning Specific Plan Initial Study and EIR

Prepared by Amy Skewes-Cox, AICP

September 26, 2008

As authorized under the California Environmental Quality Act (CEQA), the Consultants will prepare an Environmental Impact Report (EIR) to support the County's adoption of a Specific Plan for the Armstrong Road Agricultural/Cluster Zoning proposal. The Consultants and County staff will determine whether the EIR will be a Master EIR, Program EIR, or Project EIR following completion of Phase 5, Selection of a Preferred Alternative. To effectively use the EIR process, the EIR team will work closely with the planning team as alternatives are developed to ensure that all potential impacts are identified early on and that the Specific Plan is as "self-mitigating" as possible. This will also require a clear understanding of how mitigation measures can be used for the development of policies and/or land use regulations to ensure that the Plan has minimal impacts. The Consultants will create an EIR that can be a useful tool for future project review.

The critical EIR issues are likely to be: agricultural resources, land use compatibility, climate change, and aesthetics. The issues of global warming, climate change, and greenhouse gas emissions are critical for all Specific Plan EIRs at this time. While formal standards for evaluation have not yet been adopted, the Consultants proposal will use the latest software and forms of analysis to ensure a legally adequate EIR. The Consultants will make every effort to stay up to date with guidelines produced by the State Clearinghouse and will focus on this topic in the Air Quality section of the EIR. In addition, the energy analysis (under "Utilities") will also address the topic.

The EIR will study the Preferred Project Alternative in detail and evaluate two (2) alternatives in a lesser degree of detail (in addition to the "No Project" Alternative). The Specific Plan EIR will cover cumulative impacts by addressing projected growth using either the County General Plan or a list of potential projects in the project area. The Consultants will prepare a Mitigation Monitoring and Reporting Plan for all identified mitigation measures with the goal of minimizing required mitigation measures and subsequently minimizing the monitoring required of County staff.

Subtasks:

- **Data Collection:** The Consultants will meet with County Community Development Department staff to confirm the final work plan, EIR scope, and schedule.

- Scoping: The Consultants will collaborate with local and regional agencies regarding EIR scope, data availability, and issues. At the completion of the Initial Study Checklist, the Consultants will contact all responsible and trustee agencies to ensure all issues are adequately addressed.

During the Initial Study preparation, the Consultant will hold one scoping meeting for the general public and any agency representatives. The Consultants will discuss standard CISQA topics and will solicit comments on issues of concern to be addressed in the EIR. The Consultants will prepare a meeting summary for County staff review and inclusion as an appendix to the EIR.

- Coordinate with Planning Team: The intent of this task is to provide recommendations for potential revision or modification of any policy, program, development standard, or land use alternative in order to provide internal mitigation for potential environmental impacts. In this way, the Specific Plan would be self-mitigating to the extent possible and will minimize the need for detailed impacts and mitigation measures in the EIR. Prior to publication of the Draft EIR, we will work internally to make revisions to the Preferred Land Use Plan so that all potential impacts are minimized as much as possible.
- Prepare Initial Study Checklist and Notice of Preparation (NOP): The Consultants will prepare an Initial Study Checklist to identify potential issues of concern that should be addressed in the EIR. The Consultants will prepare a detailed Project Description identifying the following elements:
 - Projected Population and Time Horizon for Specific Plan
 - Land Use Intensities/Types/Acreages and Likely Areas of New Development (using Draft Preferred Plan as basis)
 - Summary of Policies and Implementation Measures (with cross referencing where appropriate)
 - Required Approvals and Regulatory Agencies
 - Project Objectives
 - Potential Alternative Land Use Plans to be evaluated in “Alternatives” chapter

The Initial Study Checklist will address the 16 required CEQA topics. At this time, it is assumed that all 16 topics will be addressed in the EIR and that no topics will be focused out of the EIR. However, focusing of the EIR is recommended if possible. For example, we may be able to focus out the topics of Mineral Resources and Recreation.

The Consultants will prepare a Notice of Preparation (NOP) and will solicit comments on the Initial Study Checklist. County staff will be responsible for circulating the NOP. Upon conclusion of the NOP period and scoping meeting, the Consultant will prepare a summary

of comments by topic. This summary will be used in the EIR analysis, and as a tracking measure to ensure all NOP/scoping comments are included and/or considered during the preparation of the EIR.

As an option, the Consultants will revise the EIR Scope of Work based upon written and oral comments received during the NOP period scoping meeting.

- Prepare Administrative Draft EIR: The Consultants will prepare a clear and concise Administrative Draft EIR (ADEIR) in accordance with County and State CEQA Guidelines. The Consultants will work closely with County staff to outline significant input criteria. The Consultants will prepare a clear and concise Project Description that will coincide with the Initial Study Checklist. The ADEIR will include impact analysis for all topics required by CEQA and will review up to two alternatives, in addition to the required “No Project” Alternative.

Much of the information for the “Setting” section of the EIR is expected to be developed as part of the General Plan Update. The impact analysis will cross-reference (by number) applicable policies and County regulations that would serve to mitigate potential impacts.

The following is an outline of the issues of concern addressed by the EIR:

Aesthetics: scenic view corridors; light and glare; significant visual resources. Representative photos (up to 12 total) will be taken, especially as related to scenic corridors, and agricultural areas.

Agricultural Resources: This section will address potential impacts to prime agricultural lands and Williamson Act Contracts. Agriculture is likely to be the most significant issue of concern related to the project. The Consultants will address impacts to potential prime agricultural soils. The Consultants will evaluate the current status of agricultural uses within the Study Area and potential impacts on such uses based on the Specific Plan land use plans and policies.

Cluster zoning and development of new residences in predominantly agricultural areas may lead to land use conflicts due to pesticide and fertilizers applications, dust, and noise/traffic from agricultural equipment. Reducing minimum parcel sizes for agriculture may limit the types of agricultural operations, or may prohibit agricultural operations altogether due to cost and other factors for landowners. The Consultants will use available data from University of California, Davis and the American Farmland Trust and other potential entities to measure potential impacts.

Air Quality and Climate Change: This section will address compliance with San Joaquin Valley Air Pollution Control District Air Quality Plan; violations of regulatory standards; sensitive receptors; industrial/commercial/public uses and associated odor issues; greenhouse gas (GHG) emissions and compliance with AB 32. County staff will provide

the Vehicle Miles Travelled (VMT) and number of dwelling units and square footage of commercial/retail/industrial uses (if applicable) in 1990 for the Study Area. Formal CEQA Guidelines for AB 32 compliance and GHG emissions analysis have not been adopted at this time. Other topics include compliance with the Clean Air Plan, policies to support Transportation Control Measures, buffers for sensitive receptors, traffic and agricultural air quality impacts, and qualitative review of potential construction-related air emissions.

Biological Resources: This section will address sensitive species and habitats; wetlands; wildlife/fish corridors; riparian habitat; tree protection policies. This work will be completed by Jim Martin of Environmental Collaborative. The assessment will entail: 1) initial review and compilation of existing information on resources occurring in the planning area vicinity; 2) a field reconnaissance survey of the planning area; 3) preparation of an opportunities and constraints report; 4) input into updated goals and policies for the Specific Plan; and 5) preparation of the Biological Resource section of the EIR. The following provides an outline for the scope of the biological resource assessment.

- Collect and review existing information on biotic resources in the planning area vicinity. Information sources will include: environmental documentation for specific development applications in the Lodi and Stockton vicinities; information from the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP); wetlands mapping prepared as part of the National Wetland Inventory; records on occurrences of special-status species and sensitive natural communities maintained by the California Natural Diversity Data Base; and information on sensitive or special-status taxa available from the County, the California Department of Fish and Game (CDFG), and the U.S. Fish and Wildlife Service (USFWS). As necessary, the local wildlife biologists with the CDFG and the USFWS will be informally consulted to determine concerns or specific knowledge of any sensitive resources in the area.
- Conduct a field reconnaissance of the planning area. The field effort will be limited to a one-day reconnaissance, which should be sufficient to verify cover types and any unusual features discernable from aerial photos of the Study Area. No detailed field surveys or conduct of a wetland delineation are proposed as part of this scope, in part because of the size of the planning area and the broad planning purposes of the Specific Plan. Further detailed assessment may be recommended as a policy to confirm presence or absence of sensitive resources at specific locations in processing future development applications if the ordinance is adopted.
- Prepare a technical report which describes known resources, evaluates current policies protecting sensitive natural resources, and describes the applicability of the SJMSCP. The report will identify vegetation types, wildlife habitats, and known occurrences of special-status species, sensitive natural communities and wetland features. If necessary, recommendations will be made on the need to refine or expand current goals and policies.
- Provide input into updated policies and programs related to biological and wetland resources in the Natural Resources element of the Specific Plan. No attendance at meetings or hearings is budgeted for this task.
- Prepare the Biological Resources section on the Draft EIR for the Specific Plan. The plan will presumably be self-mitigating through implementation of policies, sensitive resource avoidance, and site-specific analysis of individual development applications or preparation of

comprehensive mitigation programs. Opportunities to participate in the SJMSCI' will be explored, but no habitat conservation plans or other detailed mitigation programs are proposed as part of this scope.

The Consultants will identify and evaluate potential impacts to archaeological, historic, and paleontological resources. The cultural resources section will describe the prehistoric, ethnographic, historical, and paleontological settings of the Armstrong Road Agricultural/Cluster Zoning (Project) area; evaluate potential impacts on such resources that may result from adoption of the Specific Plan; and provide mitigation measures, as appropriate, to reduce potentially significant impacts on cultural and paleontological resources that may result from adoption of the proposed Specific Plan.

As an optional task (see below), the Consultants could assist the County with its obligations under California Government Code Section 65352.3 (adopted pursuant to the requirements of Senate Bill 18), which requires that local governments contact, refer plans to, and consult with tribal organizations prior to adopting or amending a general or specific plan.

- **Setting.** The Consultant will describe the cultural and paleontological resources setting for the Project area based on information obtained through records searches at the Central California Information Center (CCIC) and the Native American Heritage Commission (NAHC); a fossil locality search; and literature reviews. Specific setting tasks will include the following:

Conduct a records search at the Central California Information Center (CCIC). The Consultants will consider a cultural resources records search will be done at the CCIC of the California Historical Resources Information System, California State University, Stanislaus, to identify recorded cultural resources (e.g., prehistoric and historical archaeological sites, historical buildings and structures) within the project area. The CCIC, an affiliate of the California Office of Historic Preservation, is the official state repository of cultural resources reports and records for San Joaquin County.

Conduct a records search at the Native American Heritage Commission (NAHC). The Consultants will contact the Native American Heritage Commission (NAHC) in Sacramento to request a review of their Sacred Lands File to determine if the Study Area contains any cultural resources or areas of Native American concern.

Review inventories, directories, and literature. The Consultants will review cultural resources inventories, including the *California Inventory of Historic Resources* (California Department of Parks and Recreation, 1976), and the Office of Historic Preservation's *Five Views: An Ethnic Historic Site Survey for California* (1988), *California Historical Landmarks* (1996), *California Points of Historical Interest* (1992), and the Directory of Properties in the Historic Property Data File (which contains the listings of the National Register of Historic Places, National Historic Landmarks, California Register of Historic Resources, California Historical Landmarks, and California Points of Historical Interest).

Describe relevant laws, regulations, and policies. The Consultants will summarize relevant cultural and paleontological resource laws, regulations, and policies. The documents review will include the County General Plan, Ordinance Code, and applicable state regulations and policies.

Conduct a fossil locality search. The Consultants will conduct a fossil locality search of the Study Area at the University of California Museum of Paleontology, Berkeley, to identify potential paleontological resources within the Study Area.

- **Impacts.** The Consultants will identify and describe impacts associated with cultural resources.

Historical and archaeological resources. The Consultants will evaluate substantial adverse potential impacts to historical or archaeological resources as defined in CEQA Guidelines section 15064.5.

Paleontological Resources. The Consultants will evaluate potential impacts to unique paleontological resources.

Human remains. The Consultants will evaluate potential impacts to human remains, including those interred outside of formal cemeteries.

- **Mitigation Measures.** As appropriate, the Consultants will provide mitigation measures to avoid or to reduce significant cultural resource impacts.
- **Response to Comments and Document Development.** The Consultant will respond to the following: one (1) set of non-contradictory County staff comments on the Cultural and Paleontological Resources chapter of the Admin Draft EIR (response effort not to exceed four (4) hours); and one (1) set of public comments on the Draft EIR (response effort not to exceed four (4) hours).

Optional Task: Senate Bill 18 (SB 18) Tribal Consultation. California Government Code §65352.3 (adopted pursuant to the requirements of SB 18) requires Local governments to contact, refer plans to, and consult with tribal organizations prior to making a decision to adopt or amend a general or specific plan. The tribal organizations eligible to consult have traditional lands in a local government's jurisdiction, and are identified, upon request, by the Native American Heritage Commission (NAHC). If requested, the Consultant will request a list of tribal organizations with traditional lands in the County's jurisdiction from NAHC; and notify such organizations in writing of the opportunity to consult with the County under the requirements of SB 18. These tasks can be completed at a cost not to exceed \$1,500.

Although Government Code Section 65352.4 specifies that consultation is to occur between the local government and the tribe, the Consultant, which has extensive experience in working with tribal organizations, can assist the County with such consultation as a task separate from the SB 18 notification described above. This consultation can be done on a time and materials basis.

Assumptions. The above scope of work is based on the following assumptions:

- The Consultants will attend meetings on a time and materials basis
- The cultural resources records search at the Central California Information Center will not exceed eight (8) hours.
- The analysis will use existing data to develop the baseline conditions for cultural resources in the project area and to determine project impacts on such resources. A field survey will not be done.

- Mitigation measures for impacts on cultural resources will need to be drafted at a program level if parcel-specific project descriptions are not available and for those parcels that have not been inventoried for cultural resources.

Geology, Soils and Seismicity. The Consultants will prepare the geology, soils and seismicity section of the EIR to evaluate potential hazards. The Consultants will rely on available technical reports and maps for the analysis. Available resources will be supplemented by the Consultants' understanding of the general geologic and seismic conditions of the region and a site reconnaissance. The Study Area is located within a seismically active area of northern California and is approximately 20 miles east of the Great Valley Thrust Fault Zone. No known faults cross the Study Area; the nearest mapped fault is the pre-Quaternary Stockton fault, approximately eight miles southeast of the site. In preparation of the geology, soils and seismicity section of the EIR, the Consultants will complete the following tasks:

- ***Describe geologic conditions.*** The Consultants will describe the regional and local geologic and seismic conditions for the Armstrong Road Study Area and vicinity.
- ***Describe soil conditions.*** The Consultants will describe soil conditions (including erosion hazards and shrink-swell potential) for the Armstrong Road Study Area on the basis of Natural Resource Conservation Service mapping.
- ***Identify sources of regional earthquakes.*** The Consultants will identify potential sources of regional earthquakes and describe expected levels of seismic shaking (and related potential for ground failure) at the Armstrong Road Study Area and vicinity.
- ***Describe potential seismic impacts.*** The Consultants will describe potential seismic impacts related to Specific Plan development including fault rupture, seismic shaking and earthquake-induced liquefaction.
- ***Describe policies.*** The Consultants will describe the regulatory framework including Federal, State, and local plans, laws, and regulations.
- ***Describe seismic impacts.*** The Consultants will describe potential seismic impacts, including the maximum credible seismic event, and seismic shaking.
- ***Describe geotechnical impacts.*** The Consultants will evaluate the Specific Plan for compliance with local ordinances and requirements and standard geotechnical principles. The Consultants will present practical mitigation measures in the form of policies and implementation measures, as feasible, that reduce or eliminate any identified potential impacts related to geologic, soils, or expected seismic conditions.

The Consultant will provide feasible mitigation measures for identifying significant impacts or geological hazards.

Hazards and Hazardous Materials. The Consultants will prepare the hazards and hazardous materials EIR section to evaluate potential threats to public health and safety from hazardous materials and other hazards that could result from development of the proposed project. The Study Area is primarily devoted to agriculture, with interspersed residential uses and two small airports; the Lodi Airpark and the Kingdon Executive Airport. An initial review of the Regional Water Board Geotracker website and the California Department of Toxic Substances Control

(DTSC) reveal that each airport site includes registered aboveground storage tank(s) (AST) for fuel. In addition, at the location of Kingdon Airport, the DTSC reports the site as Kingsbury (Army) Auxiliary Field and notes an inactive Department of Defense hazardous materials investigation request pending. Further investigation found that the DTSC has made a determination, based on a US Army Corps of Engineers recommendation of *No Further DOD Action Indicated* for the site, and that the DTSC concurs with the NDAI and the DOD case is closed.

Potential public health and safety concerns for the Study Area will include agricultural chemical residues in shallow soils at the Study Area. The Consultants will perform the following tasks:

- ***Conduct a Site Reconnaissance.*** The Consultants will conduct a site visit to verify site-specific conditions related to hazards and hazardous materials use at and adjacent to the site.
- ***Review available environmental database reports.*** The Consultants will review available environmental database reports for the Study Area and immediate vicinity, and describe known and potential hazardous materials issues in the Armstrong Road Specific Plan area.
- ***Describe emergency response and evacuation plans.*** The Consultants will describe emergency response and evacuation plans for the Study Area and will summarize existing programs and requirements for emergency response.
- ***Describe the existing regulatory framework.*** The Consultants will describe the existing regulatory framework for wildfire, natural disasters, public health, hazardous materials, highlighting those regulations and programs that may apply to the Armstrong Road Specific Plan.
- ***Describe existing local policies.*** The Consultants will describe the regulatory framework including Federal, State, and local plans, laws, and regulations.

The Consultants will include an evaluation of potential contaminants present in soil and groundwater of the Study Area (for example, from past agricultural and other land uses), which could be released during construction activities or cause potential health hazards to site users following construction.

The Consultants will work with County staff to develop feasible mitigation measures if warranted, to address any identified significant impacts in the form of additional policies and/or implementation measures. Mitigation may include recommendations of environmental investigations at future development sites in Armstrong Road Specific Plan, collection and analysis of samples from future sites, implementation of construction worker health and safety and risk management plans (for protection of workers and the surrounding community), implementation of best management practices for hazardous materials storage during construction to minimize the potential for releases to occur, in addition to compliance with local, state, and federal hazardous materials regulations during construction.

Hydrology and Water Quality. The Consultants will prepare the hydrology and water quality analysis for the EIR.

The City of Stockton and the County of San Joaquin's County Service Area 54 are permittees under a current National Pollutant Discharge Elimination System (NPDES) area-wide municipal separate storm sewer system (MS4) permit (Water Board Order No. R5-2007-0173, NPDES No. CAS083470) to discharge storm water runoff from storm drains within their jurisdictions and to implement a Storm Water Management Program (SWMP). Originally, San Joaquin County submitted their SWMP, in compliance with General Permit Number CAS000004, Water Quality Order No. 2003-0005-DWQ, to the State Water Resources Control Board in October 2003 and it was adopted on December 5, 2003. Under the SWMP, new development projects must include control measures to address potential water quality degradation during the construction phase and provide for post-construction storm water management. However, the permit notes that there are portions of the County that are mainly agricultural, rural, and open space lands and it is not the intent of the federal storm water regulations to regulate storm water discharges from land uses of these types. Therefore, these areas are exempt from the requirements of this Order unless they are a point source for discharge to the Permittees' conveyance systems. It is also noted that discharges from these sources may be subject to Total Maximum Daily Load (TMDL) allocations and control programs.

Most of the Study Area is located within a FEMA-mapped 500-year flood hazard zone and is within the State mapped dam inundation zones for the Camache, Salt Springs, and Pardee reservoir dams.

The Consultants will complete the following tasks in preparation of the hydrology and water quality EIR section:

- **Describe hydrologic conditions.** The Consultants will describe the regional and site-specific hydrologic and storm drainage conditions in the Study Area.
- **Describe existing water quality conditions.** The Consultants will describe, based on existing information, surface and groundwater quality in the Study Area. The description and analysis of groundwater quality will be coordinated with the hazardous materials analysis.
- **Describe requirements of existing stormwater regulations.** The Consultants will describe the regulatory framework for stormwater quality, including Federal, State, and local plans, laws, and regulations.
- **Evaluate increase in runoff volume.** The Consultants will describe qualitatively, the potential impact of impervious areas.
- **Describe potential degradation of water quality.** The Consultants will describe impacts from potential discharge of urban pollutants (petroleum hydrocarbons and heavy metals associated with automobile use) from newly developed areas of the Study Area. The Consultants will identify additional measures in the form of additional policies and implementation measures, if necessary, to reduce the impacts to a less-than-significant level.

Land Use and Planning: division of existing communities (if applicable); compliance with plans, policies, and regulations; land use conflicts; compliance with habitat conservation plans. This section will be completed by Amy Skewes-Cox who will work closely with Mintier I-Jarnish staff during the Specific Plan development, especially in terms of evaluating potential land use conflicts. If desired by the County, and due to the nature of the project, the Land Use section could be joined with the Agriculture section of the EIR. Compliance with the County's Habitat Conservation Plan will be addressed by cross referencing the Biology section of the EIR.

Mineral Resources: The Consultants will identify known local mineral resources. The Consultants will use existing data available from the State Department of Conservation and Background Report and data from the County's General Plan Update process.

Noise: The Consultants will describe potential exposure to noise or vibration in excess of standards; increase in ambient noise levels; development in proximity to highways and major roadways, railroads, agricultural or industrial operations; temporary increases in ambient noise levels. This work will be completed by Illingworth & Rodkin, acoustical consultants. To quantify existing noise levels, they will take four to six 24-hour measurements at representative sites and approximately 5-7 short-term measurements. Data regarding noise along transportation routes will be put into tabular format. Mitigation measures will be developed for significant impacts identified in the analysis.

Public Services: The Consultants will describe potential service expansion related to fire protection, police protection; schools, parks, libraries, medical facilities. The "Setting" section will be used to identify any major constraints related to services. Given the site's location in the County, but between Lodi and Stockton, the provision of services will be a critical issue for any future growth in the area.

Recreation: The Consultants will determine the demand on existing facilities and need for expanded recreational facilities. It is possible that the Initial Study may focus out this topic from the EIR, depending on projected Study Area growth and availability of recreational facilities.

Transportation/Traffic: The Consultants will describe potential impacts due to increase in vehicular traffic that affects levels of service (LOS); potential for non-vehicular traffic based on projected land use patterns; policies to promote alternative transportation.

Utilities and Service Systems: The Consultants will identify potential water and wastewater infrastructure impacts (and associated growth inducement); adequacy of storm drainage and potential for on-site detention to reduce stormwater runoff; landfill capacity for projected wastestream. This section's "Setting" section is assumed to be developed by Mintier I-Jarnish and we will use the data to evaluate potential impacts from new development in the Armstrong Road area.

Energy and Sustainability: The Consultants will identify the potential for increased sustainability within the Specific Plan area; energy conservation; potential development of alternative energy systems such as solar, wind, or geothermal operations to serve new residential development; transportation energy due to more compact land use patterns. This section will also need to address the proximity (or lack of) of commercial entities to serve everyday needs of residents, as related to sustainability and transportation energy demands.

The Administrative Draft EIR will also address Alternatives, Growth Inducement and other CEQA-mandated topics. A full reference section will also be provided.

- **Prepare Draft EIR:** The ADEIR will be revised based on one set of collated County comments, and a “screen-check” copy will be provided to County for final review prior to printing of the Public Review Draft EIR (DEIR). The DEIR will be submitted to the County to include one (1) camera-ready copy of DEIR, 50 bound copies, one (1) electronic copy in WORD and one (1) web-ready copy in PDF, 50 CDs with indexed PDF files of the DEIR and any technical appendices. The DEIR copies will be submitted to the County for public distribution. The task includes preparation of the Notice of Completion and State Clearinghouse transmittal forms. We assume that County staff will conduct the filing and distribution of the Notice of Completion (NOC) and DEIR.
- **Prepare Administrative Draft Final EIR, Final EIR, and Mitigation Monitoring and Reporting Program:** An Administrative Draft Final EIR (ADFEIR) will be prepared to include responses to all written and oral comments, a section identifying revisions that are made to the DEIR in response to comments, master responses, and responses to other individual comments. Estimating time for the ADFEIR is very difficult without knowing the number of comments that could be received by the County. Up to 100 professional hours are budgeted for preparation of the FEIR. If the number of comments exceeds the time allotted, we would request a budget revision prior to undertaking this task. The ADFEIR will not include reprinting of the DEIR with the other FEIR sections. Rather, the FEIR will be an “Addendum” to the Draft EIR. The FEIR will provide Master Responses to the key comments and issues raised during the public review period, and will also provide specific responses to all written and oral comments with reference to the Master Responses as appropriate. A mitigation monitoring program will be prepared using the County-preferred format. The ADFEIR will be revised based on one set of collated County comments. It is assumed that the County will distribute the FEIR and file the Notice of Determination



Appendix B: Detailed Firm Resumes

The following provides detailed firm resumes for each of the proposal team firms.

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The logo for MintierHarnish is centered on a horizontal gold band. The word "mintier" is in red and "harnish" is in dark blue. Below the company name, the words "planning consultants" are written in a smaller, dark blue font. The entire logo is set against a background of two vertical stripes: a green one on the left and a dark blue one on the right. The left edge of the page features a series of white circular punch holes.

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planning consultants

Mintier Harnish is a Sacramento-based planning consulting firm specializing in development, land use, and environmental issues. Since our founding in 1985, we have served over 80 public agencies and over 50 development companies, law firms, and other private organizations.

Services Offered

- Preparation, revision, and evaluation of general plans and general plan elements
- Preparation of specific plans and project plans for public and private sector clients
- Assistance in processing development plans and applications through governmental review and approval procedures
- Third-party peer review of environmental documents
- Management of large planning projects
- Drafting of zoning ordinances and other implementation programs
- Consulting and expert witness testimony in connection with land use litigation
- Development of training programs, workshops, and educational materials for citizens and public officials
- Evaluation of public agency regulatory procedures



Comprehensive General Plan Revisions

City of Alturas
City of Ceres
City of Crescent City
City of Eureka
City of Fortuna
City of Galt
City of Healdsburg
City of Lincoln (with Matrix Design)
City of Manteca
City of Newman
City of Patterson
City of Placerville
City of Point Arena
City of Redding
City of Sacramento (with PBS&J)
City of Stockton (with Matrix Design)
City of Tulare (with Matrix Design)
City of Union City
City of West Sacramento (2)
City of Wheatland
City of Winters
City of Woodland
Butte County
Calaveras County
Del Norte County
Inyo County (with URS)
Madera County
Merced County
Modoc County
Placer County
San Joaquin County
Tulare County (with Matrix Design)

Housing Elements

City of Alameda
City of Benicia
City of Ceres
City of Clayton (2)
City of Crescent City
City of Eureka (2)
City of Folsom (2)
City of Healdsburg
City of Lodi
City of Madera
City of Manteca
City of Menlo Park
City of Newman
City of Patterson
City of Placerville

City of Point Arena
City of South Lake Tahoe
City of South San Francisco
City of Sonoma
City of Sutter Creek
City of Union City (4)
City of Visalia
City of West Sacramento
City of Wheatland
Town of Windsor
City of Winters
City of Woodland
Butte County
Del Norte County
Lake County
Madera County
Placer County

General Plan Evaluations

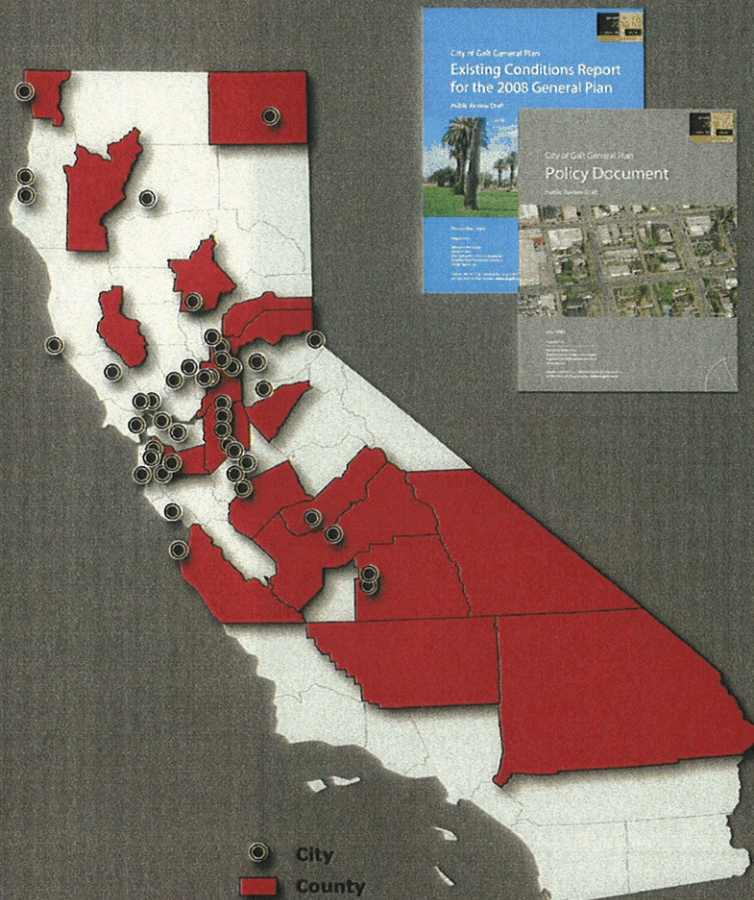
City of Pacific Grove
City of Roseville
City of Scotts Valley
City of Stockton
Alameda County
Butte County
Calaveras County
Del Norte County
Monterey County
Nevada County
San Bernardino County
Trinity County

Other General Plan Projects

City of Half Moon Bay
City of Lodi
City of Menlo Park
City of Napa
City of Novato
City of Pacific Grove
City of Ripon
City of Sacramento
City of Stockton
City of Woodland (Five-Year Review)
Alameda County (E. County Area Plan)
Fresno County (Five-Year Review)
Inyo County
Lake County
Los Angeles County
Placer County (Five-Year Review)
Sacramento County
San Bernardino County

For the past 23 years Mintier Harnish has been involved in over 40 comprehensive general plan updates and nearly 40 housing element updates. Our approach to the general plan update process is to engage the public, work with civic leaders, and coordinate with agency staff and technical consultants to produce plans that reflect community values and are effectively implemented.

Services we provide include overall project management, meeting facilitation, public outreach, and land use and housing planning and policy.



Education

Master of City Planning
University of California, Berkeley
Master of Public Administration
University of California, Berkeley
Bachelor of Arts, Political Science
University of California, Los Angeles

Certifications/Affiliations

- * American Institute of Certified Planners, *Fellow*
- * American Planning Association
- * California Planning Foundation, *Board Member*
- * California Planning Roundtable, *Emeritus*
- * Urban Land Institute

Experience

Mintier Harnish
Managing Principal
Governor's Office of Planning and Research
Senior Associate
City of Napa
Associate Planner
United Nations Research Institute for Social Development, Geneva, Switzerland
Consultant
International Labor Organization, Geneva, Switzerland
Consultant

Projects

- * General plans for over 40 cities and counties throughout California
- * Environmental impact reports for over 15 general plans and other projects
- * Zoning and subdivision ordinance revisions for eight cities and counties
- * Litigation support in over 25 land use lawsuits



Larry Mintier is the Managing Principal of Mintier Harnish, a planning consulting firm created in 1985. As managing principal of Mintier Harnish, he has worked for over 80 public agencies and over 50 private clients and law firms. Mr. Mintier has supervised his firm's work in preparing over 40 general plans, specific plans, and master plans; nearly 40 housing elements;

a half dozen zoning and subdivision ordinances; and numerous other special studies and projects. Many of these projects involved managing multi-disciplinary teams and the preparation of environmental impact reports.

Mr. Mintier specializes in land use planning and policy, housing, seismic safety, intergovernmental relations, permit facilitation, and land use litigation support. He has extensive experience in public outreach and consensus building, and is very effective interacting with staff, elected officials, stakeholders, and large groups of people. He relates well to a broad spectrum of people and is an effective problem solver.

Mr. Mintier is a frequent lecturer and panelist on State law and local planning practice and teaches regularly for various University of California Extension programs. He also has been retained over 25 times as a consultant and expert witness in land use litigation.

Prior to establishing Mintier Harnish in 1985, Mr. Mintier worked for the Governor's Office of Planning and Research, specializing in planning, land use, and environmental issues. There he directed the preparation of California's 1980 General Plan Guidelines and 1982 revisions. Mr. Mintier also directed other major projects including the 1981 Symposium on California Planning law, annual surveys of local planning programs, and guidelines for local implementation of the California Coastal Act.

Prior to joining the Governor's Office, Mr. Mintier worked as a planner for the City of Napa. His international experience includes consulting positions with the International Labor Organization and the United Nations Research Institute for Social Development in Geneva, Switzerland.

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Education

Juris Doctor

McGeorge School of Law, University of the Pacific

Bachelor of Arts, History

University of California, Davis

Certifications/Affiliations

- * California State Bar Association (Bar No. 99326)

Experience

Mintier Harnish

Principal

City of South San Francisco

Planning Director

Sugnet & Associates

Vice President

City of Folsom

Community Development Director

City of Sacramento

Environmental Coordinator

Balfrey & Abbott

Associate Attorney

Mintier Harnish & Associates

Partner

Sacramento Area Council of Governments

Associate Planner

County of Sacramento

Assistant Planner

Projects

- * General plans for over 10 cities and counties throughout California
- * Environmental impact reports for over 100 general plans and other projects
- * Zoning and subdivision ordinance revisions for several cities and counties



Jim Harnish is a Principal of Mintier Harnish. He has **38** years of experience in land use and environmental planning. He is also an attorney with extensive experience in land use and CEQA. He has managed large organizations for both public agencies and private consulting firms. He specializes in project management for general plans, specific plans, and large private planning projects; CEQA compli-

ance and environmental document peer review; zoning and regulatory ordinance preparation; and public outreach and consensus building.

His broad experience, in both the public and private sector, in land use planning, regulatory codes and ordinances, permit processing, environmental analysis, toxics and hazardous materials, wetlands and endangered species, and legal analysis enables Mr. Harnish to bring a wealth of experience to every project.

Mr. Harnish is currently principal in charge of General Plan Updates for the city of Galt and the counties of Merced and San Joaquin. He is also project manager and planning team leader for the Gold Rush Ranch and Golf Resort Specific Plan (Sutter Creek), as well as a 17,000-acre project in the central Sierra foothills.

Mr. Harnish has extensive experience in supervising large planning staffs and managing interdisciplinary consultant teams on complex planning projects. Mr. Harnish has managed or prepared general plans for the cities of Alturas, Healdsburg, Sacramento, South San Francisco, and Wheatland, and Modoc County. He has managed the preparation of specific plans for Southwest Live Oak and the Mountain House New Town in San Joaquin County. He also assisted Genentech with the preparation and approval of its South San Francisco Campus Master Plan and EIR.

He has managed the preparation of or conducted critical third party review of numerous EIRs and negative declarations. As Environmental Coordinator for the City of Sacramento, he led the restructuring of the City's environmental review procedures. He has worked extensively with State and Federal regulatory agencies in creating and negotiating Habitat Conservation Plans (Coalinga), 404 permits, and wetland mitigation plans.

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Alvin Sokolow

Senior Associate

ajsokolow@ucdavis.edu

Education

PhD, Political Science
University of Illinois, Urbana-Champaign
Master of Arts, Political Science
University of Illinois, Urbana-Champaign
Bachelor of Arts, Journalism
University of Illinois, Urbana-Champaign

Experience

Mintier Harnish
Senior Associate
Public Policy Specialist, Emeritus
University of California Cooperative Extension
Professor of Political Science
University of California, Davis

Projects

- * San Joaquin County General Plan
- ☐ Merced County General Plan
- ☐ City of Woodland Urban Limit Line and Open Space Protection Study



Alvin Sokolow is a Senior Associate with Mintier Harnish. He is also a Public Policy Specialist, Emeritus, at the University of California Cooperative Extension. Mr. Sokolow specializes in community governance, policy and politics in small and rural communities, farmland and land use policy, local government finance and organization, State-local relations, California politics and public policy, and community leadership.

Housed on the UC Davis campus, he continues to research and teach in the areas of farmland policy, community governance, public finance, and California politics. In cooperation with the American Farmland Trust, he also completed the National Assessment of Agricultural Easement Programs, a study of the impact and effectiveness of the agricultural easement technique. He is also completing a study of agricultural-urban edge conflicts in California, in collaboration with several UC Cooperative Extension farm advisors.

In recent years, Mr. Sokolow has researched and given numerous presentations on a wide range of farmland and land use policy topics, including public finance implications, the political roots of farmland protection, agricultural-urban edge conflicts, and optional conservation techniques. Mr. Sokolow is associate director for rural-urban issues of the UC Agricultural Issues Center. Prior to joining Cooperative Extension in 1992, he was a Professor of Political Science at UC Davis for 27 years, teaching and conducting research on local government, California politics, and American federalism.

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Ted Holzem

Associate

ted@mintierharnish.com

Education

Bachelor of Science, Community and Regional Development

University of California, Davis

Certifications/Affiliations

- * Urban Land Institute, *Young Leader*
- * American Planning Association, *Sacramento Section Board Member*

Experience

Mintier Harnish

Associate

City of Dixon

Community Development Intern

Sacramento Housing and Redevelopment Agency

Redevelopment Planning Intern

Projects

- * Prepared general plans for the cities of Fortuna, Sacramento, Stockton, Tulare, and the counties of Merced, San Joaquin, and Tulare.
- * Prepared housing elements for the cities of Ceres, Stockton, and Visalia and the county of San Joaquin.
- * Miscellaneous plans and studies:
 - City of Stockton Municipal Service Review and Sphere of Influence Amendment (2007 and 2008)
 - Fresno County 5-year General Plan Review and Update
 - Fresno County Comprehensive Zoning Code Update
 - Rancho Arroyo Seco (Amador County)
 - City of Visalia East Downtown Specific Plan
 - Sacramento South Area Community Plan Update
 - Sacramento County Design Guidelines Implementation
 - Trinity County General Plan Update Work Program
 - Ceres General Plan Amendment
 - Mendocino County Housing Element Implementation



Ted Holzem has over seven years of experience as a planner in both the public and private sectors. He specializes in urban and rural land use planning and policy, climate change and global warming policy, municipal service reviews and spheres of influence, housing issues, GIS and other technical computer and design

applications, and management of multi-disciplinary consulting teams.

Mr. Holzem is currently the project manager for the San Joaquin County General Plan and Housing Element Updates, City of Stockton Municipal Services Review and Sphere of Influence Amendment, and Fresno County 5-year General Plan Review and Update and Comprehensive Zoning Code Update. He is staff support on several other projects including the Merced County General Plan Update, City of Sacramento General Plan Update, Sacramento South Area Community Plan Update, City of Fortuna General Plan Update, and City of Tulare General Plan Update.

Prior to working for Mintier Harnish, Mr. Holzem was a Community Development Intern for the City of Dixon where he administered planning services at the public counter and assisted in the review of development applications, preparation and presentation of staff reports, and implementation of the Housing Element. Prior to working for the City of Dixon, he interned with the Sacramento Housing and Redevelopment Agency where he assisted with implementation of redevelopment plans and projects and economic development in redevelopment areas.

mintierharnish
planning consultants

Education

Bachelor of Science, Community and Regional
Development
University of California, Davis

Certifications/Affiliations

- * Urban Land Institute, *Young Leader, Executive Committee*

Experience

Mintier Harnish
Assistant Planner
Sacramento Area Council of Governments
GIS Intern

Projects

- * Prepared general plans for the cities of Tulare, Fortuna, South Lake Tahoe, and West Sacramento, and the counties of Calaveras, Merced, and Tulare.
- * Prepared the housing element for Merced County.
- * Miscellaneous plans and studies:
 - Sacramento County Design Guidelines
 - Rancho Arroyo Seco (Amador County)
 - City of Ceres Southern Gateway Study
 - Fresno County 5-year General Plan Review and Update
 - South Lake Tahoe Policy Guidance Package
 - West Sacramento General Plan Update Work Program



Dale Kunce has over three years of experience as a planner with Mintier Harnish. He specializes in land use and environmental policy, land use modeling, geographic information systems, coordination of interdisciplinary technical teams, and computer applications in planning.

Mr. Kunce is a major contributor to and lead GIS analyst for an interdisciplinary planning team on a 17,000-acre ranch in the Sierra Foothills. Recent accomplishments include the preparation of a comprehensive constraints and opportunities analysis that addresses wetlands, listed species, oak woodlands, cultural and historical resources, agricultural resources, mining, and a range of other physical characteristics. He is also a major contributor to the Merced County General Plan Update where he developed and modeled land use alternatives and facilitated public workshops. Mr. Kunce is a contributor on a variety of projects including: the South Lake Tahoe General Plan Update, the West Sacramento General Plan Update, and the Merced County Housing Element.

Prior to working for Mintier Harnish, Mr. Kuncé was a GIS Intern for the Sacramento Area Council of Governments where he was a facilitator for city, county, and regional Blueprint Project community meetings and assisted in creation of quality control checks for the regional street centerline project.

Education

Master of Regional Planning
University of Massachusetts, Amherst
Bachelor of Arts, Ecological Biology
Connecticut College, New London

Certifications/Affiliations

- * American Planning Association
- * Urban Land Institute, *Young Leader*

Experience

Mintier Harnish
Planner
Pioneer Valley Planning Commission & City of Easthampton
Research Assistant
Lambert Commercial Real Estate
Real Estate Sales Associate
Center for Economic Development, University of Massachusetts, Amherst
Research Assistant
Vanasse Hangen Brustlin
Environmental and GIS intern

Projects

- * Prepared general plans for the cities of Sacramento and West Sacramento, and the counties of San Joaquin, Calaveras, and Merced.
- * Prepared housing elements for Union City and San Joaquin County.
- * Additional Planning Studies and Reports
 - South Area Community Plan Update
 - 2030 Sacramento General Plan Livability Index and Indicators Program



Jessica Schwartz has three years experience as a planner in the public and private sectors. She specializes in urban and rural land use planning and policy, economic development, land preservation, and housing.

Ms. Schwartz is a major contributor to the City of Sacramento General Plan, the Calaveras County General Plan, the San Joaquin County General Plan and Housing Element, and the Union City Housing Element. Her major accomplishments on the Sacramento General Plan include updating the South Area Community Plan, conducting a custom minority outreach program for the South Area Community, and developing an Indicators Program and Livability Index. Ms. Schwartz's contributions to the Calaveras County General Plan include facilitating public outreach workshops, crafting a Vision and Guiding Principles statement, and co-authoring an Issues and Opportunities Report. In addition, she coordinates and facilitates public outreach workshops including minority and special-interest group meetings.

Prior to working for Mintier Harnish, Ms. Schwartz was a research assistant for the Pioneer Valley Planning commission and City of Easthampton, Massachusetts, where she assisted with a town master plan update and conducted research on implementation of a Transfer of Development Rights (TDR) program. Ms. Schwartz briefly sold industrial and commercial real estate property in Central Florida as sales associate for Lambert Commercial Real Estate. During graduate school at the University of Massachusetts, Amherst, Ms. Schwartz worked as a research assistant for the Center for Economic Development where she focused on redevelopment of industrial and commercial property. She has also worked as an environmental and GIS intern for Vanasse Hangen Brustlin, an engineering and design firm.

mintierharnish
planning consultants

Education

Master of Regional Planning
Cornell University, Ithaca, New York
Bachelor of Arts, Environmental Studies
Oberlin College, Oberlin, Ohio

Certifications/Affiliations

* Urban Land Institute, Young Leader

Experience

Mintier Harnish
Planner
Town of Danby, NY
Planning Intern
Tompkins County, NY
GIS Intern
Cornell University, Department of City & Regional Planning
Graduate Teaching Assistant
The Cambridge Community Partnership
Research Assistant

Projects

- * Prepared General Plans for the cities of West Sacramento, South Lake Tahoe, and San Joaquin County.
- * Prepared housing elements for the cities of South Lake Tahoe, Folsom, and the counties of Placer, Merced, and San Joaquin.



Chelsey Norton is a planner with Mintier Harnish, specializing in housing elements, land use policy, **GIS** analysis, and other computer applications.

Ms. Norton is a major contributor to the City of West Sacramento General Plan, San Joaquin County General Plan, City of South Lake Tahoe Housing Element, Placer County Housing Element, and City of Folsom Housing Element. Her major accomplishments on the West Sacramento General Plan include the preparation of an Issues and Opportunities Report. Ms. Norton is currently providing additional support on several projects including the City of South Lake Tahoe General Plan, San Joaquin County Housing Element, and Merced County Housing Element.

Prior to working for Mintier Harnish, Ms. Norton was a Planning Intern for the Town of Danby, New York, where she trained the zoning department in the applications of **GIS** and assisted the planning board in the strategic planning process for the town center. Ms. Norton also worked as a **GIS** Intern for the Tompkins County Planning Department of Ithaca, New York, where she conducted various GIS analyses for the County's Comprehensive Plan Indicators Report. As a Graduate Assistant for the Department of City and Regional Planning at Cornell University, Ms. Norton co-authored the Strategic Land Conservation Plan for the Tug Hill Tomorrow Land Trust. Prior to her graduate studies, she was a Research Assistant for the Cambridge Community Partnership's Freight Yard Revitalization Project in Cambridge, New York.

At Cornell University Ms. Norton completed her master's thesis on applications of **GIS** in farmland preservation. During her undergraduate studies at Oberlin College, Ms. Norton co-published a study in the Journal of Environmental Psychology.



GREGORY J. BARDINI, P.E.

Vice President

Education	Bachelor of Science – Civil Engineering California Polytechnic State University (1990) HEC-1 Microcomputer Applications University of California, Davis (1993)
Registration	Registered Civil Engineer, California No. C 50725 , 1993 Registered Civil Engineer, Nevada No. 10767 , 1994
Years of Experience	18
Years with Firm	13

Qualifications

Mr. Bardini has more than 18 years of experience in the field of civil engineering. He has managed and assisted in numerous public sector and roadway and land development projects. He has been responsible for the design and supervision regarding the planning of roads, buildings, airports, water supply and sewage systems; including the preparation of plans, specifications and estimates for these projects.

Project Experience

- San Joaquin General Plan (San Joaquin, California)
- Folsom Prison (Folsom, California)
- Fountain Square Drive (Citrus Heights, California)
- Palladio – Folsom Master Plan (Folsom, California)
- Gold Rush Ranch Specific Plan (Sutter Creek, California)
- West Roseville Specific Plan (Roseville, California)
- Orchard Supply Hardware (Citrus Heights, Folsom & Antelope, California)
- Mather Field Park (Sacramento, California)
- City of Dixon Fire Station (Dixon, California)
- West Roseville Elementary Schools W-55 & F-70 (Roseville, California)
- Barbara Chilton Middle School (Westpark, Roseville, California)
- Winco Foods (Folsom, Roseville, Orangevale & Brentwood, California)

Professional Affiliations

American Society of Civil Engineers
North State Building Industry Association
ACEC-CA

CHRISTOPHER J. GORGES, P.L.S.

Principal Surveyor

Education: Foothill College, Los Altos Hills
Institute for Business & Technology, Santa Clara

Registration: Professional Land Surveyor, California **No. 7350, 1997**

Years of Experience: 22
Years with Firm: 12

Qualifications:

Mr. Gorges has experience as a Land Surveyor in the public and private sectors. Over the years, he has been in charge of the office computations for Morton & Pitalo for the following surveys: boundary, ALTA, right-of-way, construction, topographic and control. Mr. Gorges has overseen the scheduling of field survey crews as well as the purchasing of the most current high technological survey equipment. He has served as the Land Surveyor in direct charge of the purchase of and the implementation of Static, Fast Static and Real Time Kinematic (RTK) Global Positioning System Surveys.

Mr. Gorges has the responsibility of post-processing the GPS surveys and is well educated in this field by constantly keeping himself abreast of new developments. He has been responsible for the production and processing of various subdivision and parcel maps, along with record of surveys. This requires Mr. Gorges to maintain contact with various agencies and title companies to ensure completion and recordation of said maps.

Project Experience:

- The Fountains (Roseville, California)
- Palladio (Folsom, California)
- Kaiser Hospital (Folsom, California)
- Folsom Prison (Folsom, California)
- Regional Transit South Sacramento & Folsom Corridor Light Rail Extensions
- Fulton Avenue Beautification (Sacramento, California)
- Sacramento County Northwest Interceptor-Sewer Force Main (Sacramento, California)
- UC Davis South Campus Wastewater Treatment Site (Davis, California)
- Target Stores (Auburn, Sacramento, Roseville, Davis)
- Century Theatre Complex (Elk Grove, California)
- Highland Crossing Shopping Center (Roseville, California)
- Sacramento International Airport (Sacramento, California)

Professional Affiliations:

California Land Surveyors Association
ACEC-CA

EDWIN K. YU, P.E.

Associate Project Manager

Education Master of Science – **Civil Engineering**
 California State University, Sacramento **(1996)**
 Bachelor of Science – Civil Engineering
 California State University, Sacramento **(1995)**

Registration Registered Civil Engineer, California, No. **59345, 1999**

Years of Experience **12**
Years with Firm **8**

Qualifications

Mr. Yu has over 12 years of engineering experience in drainage, sewer and water distribution systems for residential and commercial properties. He has used his extensive knowledge of hydrologic and hydraulic models to determine the peak discharge and floodplain boundaries of numerous creeks and rivers in Northern California. He has also designed detention basins, culvert crossing under roadways, berms, and levees, and performed hydraulic calculations to existing sewer, water, and drainage systems to ensure adequate pipe capacities. Mr. Yu has prepared improvement plans, specifications, and construction costs for both residential and commercial developments. Engineering software knowledge include: HEC-1, HEC-2, HEC-HMS, and HEC-RAS Hydrologic/Hydraulic Modeling Programs; Hydraflow Hydrographs and Hydraflow Storm Sewers Modeling Programs; City and County of Sacramento SACPRE Processor Program; City of Sacramento SWMM Modeling Program; County of Placer PDP Program; AGTEK, WaterCAD, FlowMaster, CivilCADD and AutoCAD; HEC-STATS, which he helped develop in the Army Corps of Engineers.

Project Experience

- San Joaquin General Plan (San Joaquin, California)
- Crocker Art Museum - Expansion (Sacramento, California)
- Folsom Corridor Light Rail Extension, Zinfandel & Sunrise Stations (Sacramento, California)
- Fleet Maintenance Facility (Sacramento, California)
- Citibank Campus Relocation (Sacramento, California)
- Florin Perkins Center (Sacramento, California)
- Reuter Ranch (Roseville, California)
- Kaiser South Radiological Expansion (Sacramento, California)
- Strawberry Creek Center (Sacramento, California)
- Broadstone Sterling Village Apartments (Vallejo, California)

Professional Affiliations

American Society of Civil Engineers
California Water Environment Federation
Golden Key National Honor Society

ZEFFY RUVALCABA, P.E.

Associate Project Manager

Education: Bachelor of Science, Civil Engineering
University of the Pacific, (2002)

Registration: Registered Civil Engineer, California No. 67741, 2005

Years of Experience: **7**

Years with Firm: **6**

Qualifications

As an associate project manager with Morton & Pitolo, Ms. Ruvalcaba is actively involved in the daily activities of the projects she manages. She ensures that planning, scheduling, budgeting and the execution of work are successfully completed. Ms. Ruvalcaba prepares civil engineering plans and specifications for subdivisions, multi-family developments, commercial developments and public works projects. She also prepares bid packages, including quantities and cost estimates, and development reimbursement documents while regularly coordinating with clients, contractors, consultants and public agencies. Ms. Ruvalcaba's responsibilities have encompassed both project design and management, directing design teams and construction administration. Ms. Ruvalcaba has the technical expertise and practical knowledge necessary to successfully maneuver a project from its inception to its completion.

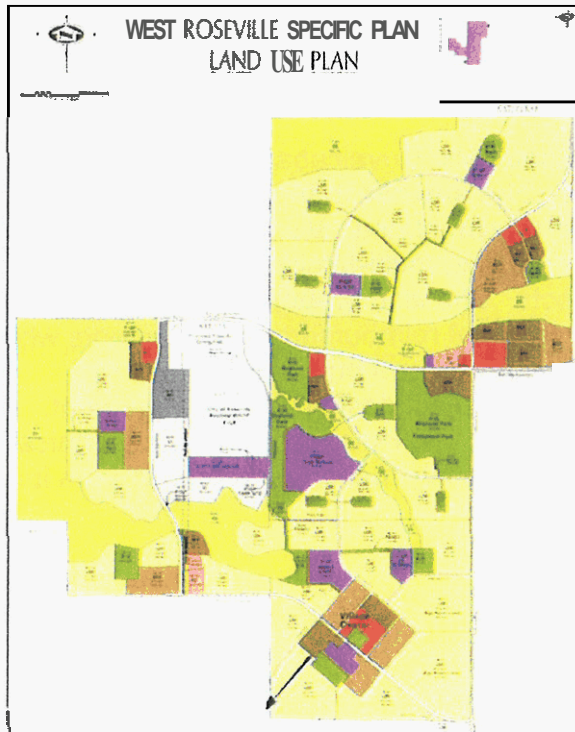
Project Experience

- San Joaquin General Plan (San Joaquin, California)
- West Roseville Specific Plan (Roseville, California)
- Natomas Field (Sacramento, California)
- Somerset Subdivision (Dixon, California)
- Newport 7 (West Sacramento, California)
- Plumas Lake (Yuba County, California)
- Newport Grove (West Sacramento, California)

Professional Affiliations

- American Society of Civil Engineers
- ACEC-CA
- Society of Women Engineers

SPECIFIC PLANS



schools, and the extension of infrastructure and utilities needed to serve proposed

John Murray
1700 Eureka Road, Suite 140
Roseville, CA 95661
916-774-3400
916-774-3434
john@westparkassociates.com

San Joaquin General Plan, San Joaquin County, California

Morton & Pitalo, Inc. compiled information for the background report, regarding existing condition for the San Joaquin General Plan. The compiling of information involved reviewing pertinent documents and contacting appropriate agencies and organizations. We drafted the background report to be used as the setting section of the EIR. The report is the baseline to prepare the draft EIR assessing the environmental impacts of the draft General Plan goals and policies report and land use diagram. This report is also to be used as Volume III in the final adopted General Plan.

The background report addresses the following general topic areas: Regional Setting; Planning Areas and Communities; and Organization and Purpose of the Background Report. The background report addresses the following specific topic areas: Public Services and Utilities; Water Supply and Delivery; Wastewater Collection/Disposal; and Storm Drain/Flood Control.

Mintier Harnish
1410 20th Street
Sacramento, CA 95814
(916) 446-0522
Jim Harnish

North Central Roseville Specific Plan, Roseville, California - Preparation of preliminary engineering report and final design of construction plans and specifications for all the infrastructure of the 1600-acre site, including 4.5 miles of new four-lane and six-lane arterial thoroughfares.

Design of 3.5 miles of two-lane roadways and 4.5 miles of four-lane and six-lane arterials. Design of a 42-inch water main, 77,000 feet of a wastewater collection system with a 10 mgd lift station, 156,000 feet of a water distribution system, 48,000 feet of an underground storm sewer system, 18,000 feet of bike trails, bores under the railroad and freeway, and traffic signal design for six intersections. The total estimated construction cost for the project is \$36 million.

Services provided include: ■ Preliminary Engineering ■ Field Surveys ■ Topographic Mapping ■ Roadway Design ■ Intersection Design ■ Drainage Design ■ Water Main Design ■ Wastewater Design ■ Grading Design ■ Striping Design ■ Record Map Preparation • Final Quantities ■ Construction Estimates ■ Construction Surveying

CLIENT: RMB Realty
2240 Douglas Boulevard, Suite 120
Roseville, CA 95661
Stephen Des Jardins



Civil Engineering • Land Planning • Land Surveying
Landscape Architecture • Traffic Design

Northwest Roseville Specific Plan - Roseville, California - Preparation of preliminary engineering report and final design of construction plans and specifications for all the infrastructure of the 2000-acre site, including 5.2 miles of four-lane and six-lane arterial thoroughfares. The total estimated construction cost for the project is \$20 million.

Design of 1.2 miles of two-lane roadways and 5.2 miles of four-lane and six-lane arterials. Design of a 36-inch water main, 23,400 feet of a wastewater collection system with a 4 mgd lift station and 2,800 feet of a 14-inch force main, 34,000 feet of a wastewater distribution system, 30,000 feet of an underground storm sewer system.

Services provided include: ■ Preliminary Engineering ■ Field Surveys ■ Topographic Mapping ■ Roadway Design ■ Intersection Design ■ Drainage Design ■ Water Main Design • Wastewater Design • Grading Design • Striping Design ■ Record Map Preparation • Final Quantities • Construction Estimates ■ Construction Surveying

CLIENT: Elliott Homes
160 Blue Ravine Road, Suite A
Folsom, CA 95630
Ken Tornay

The Sammis Company
1451 River Park Drive, Suite 110
Sacramento, CA 95815
Randy Collins

Southeast Roseville **Specific Plan**, Roseville, California - Preparation of preliminary engineering, tentative maps, zoning maps, specific plan maps, and final construction plans and specifications for the infrastructure of the 750-acre site, including 4.3 miles of new four-lane and six-lane arterial thoroughfares.

Design of 2.8 miles of two-lane collector roadways and 4.3 miles of four-lane and six-lane arterials. Design of a 36-inch water main, 41,000 feet of a wastewater collection system with a 1 mgd lift station, 41,000 feet of a water distribution system, 36,000 feet of an underground storm sewer system, 23,000 feet of bike trails, and traffic signal design for six intersections.

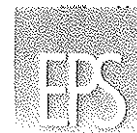
Services provided include: ▪ Preliminary Engineering ▪ Field Surveys ▪ Topographic Mapping ▪ Roadway Design ▪ Intersection Design ▪ Drainage Design ▪ Water Main Design ▪ Wastewater Design ▪ Grading Design ▪ Striping Design ▪ Record Map Preparation ▪ Final Quantities ▪ Construction Estimates ▪ Construction Surveying ▪ Subdivision Tentative Mapping and Improvement Plan Design ▪ Multi-Family Project Design ▪ Commercial Site Design

CLIENT: Southfork Partnership
3300 Douglas Boulevard, Suite 250
Roseville, CA 95661
Kent MacDiarmid

The logo consists of the letters 'EPS' in a white, serif font, set against a dark blue square background.

**Economic &
Planning Systems**

*Public Finance
Real Estate Economics
Regional Economics
Land Use Policy*



Economic &
Planning Systems

*Public Finance
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Regional Economics
Land Use Policy*

About Economic & Planning Systems, Inc.

The Firm	Economic & Planning Systems, Inc. (EPS) is a land economics consulting firm experienced in the full spectrum of services related to real estate development, public-infrastructure and government-services financing, land use and conservation planning, and government organization.
Guiding Principle	EPS was founded on the principle that real estate development and land use-related public policy should be built on realistic assessment of market forces and economic trends, feasible implementation measures, and recognition of public policy objectives, including provisions for required public facilities and services.
Areas of Expertise	<ul style="list-style-type: none">■ Public Finance Fiscal and Economic Impact Analysis■ Land Use and Conservation Planning● Real Estate Market and Feasibility Analysis■ Urban Revitalization and Redevelopment● Real Estate Reuse and DispositionRegional Economics and Industry Analysis● Government Organization■ Information Systems
Clients Served	Since 1983, EPS has provided consulting services to hundreds of public- and private-sector clients in California and throughout the United States. Clients include cities, counties, special districts, multijurisdictional authorities, property owners, developers, financial institutions, and land use attorneys.
Staff Capabilities	The professional staff includes specialists in public finance, real estate development, land use and transportation planning, government organization, and computer applications. EPS excels in preparing concise analyses that disclose risks and impacts, support decision making, and provide solutions to real estate development and land use-related problems.
EPS Locations	Berkeley, California Sacramento, California Denver, Colorado
EPS Web Site	www.epsys.com



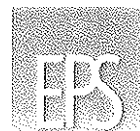
EPS's Role in Specific Plans

Services Provided

Specific Plans are planning and regulatory documents typically adopted as ordinances by cities and counties to implement broader goals and policies contained within their respective general (comprehensive) plans. Area plans are typically general expressions of land use policy, comparable to the general plan in detail, but for a defined sub-area of the jurisdiction. Area plans and specific plans range in scale from a few blocks in an existing urban setting to large new master plan communities and vary in their content and specificity. While area plans are typically policy documents reflecting mandated general plan elements, specific plans focus upon implementation – detailing land use plans and architectural standards, establishing zoning regulations and specifying financing mechanisms for required infrastructure and public facilities.

Economic & Planning Systems' (EPS) broad knowledge of real estate markets and real estate development feasibility, land use, housing, and environmental policy, government organization, and public financing combine to allow diverse contributions to area plans and specific plans. The emphasis of EPS in all of its area and specific plan practice is to assure sound land use (and other program) policy, well-crafted regulatory systems, and financing mechanisms that together secure public policy objectives in the context of market and financial reality.

- **Real Estate Market Research and Development Programming.** Land use plans should be founded in market reality (i.e. proposed land uses should be marketable during the planning horizon) and also balanced internally and within their immediate environs. Such market grounding is essential for achieving public policy objectives and attracting the private investment necessary. EPS conducts real estate market research to assist public and private sector planners in determining the amount and type of urban development to be included. Market price points and absorption information also assists with analysis of financial feasibility and infrastructure financing tasks.
- **Policy and Program Development.** Area plans and specific plans typically include a variety of special policies and programs including those related to affordable housing, preservation of open space and habitat resources, and economic development. EPS prepares such special policies and programs in concert with other members of the planning team.
- **Feasibility Analysis.** Real estate projects including within area plans and specific plans are generally expected to fund the costs infrastructure required to serve the area or specific plan as well as pay jurisdiction-wide development impact fees and other "offsite" mitigation. These costs add to overall development costs and affect the feasibility of the project; unless investment costs are compensated by sales of real estate development pursuant to the area or specific plan will simply not occur. EPS conducts pro forma financial analysis of development projects to determine feasibility and to establish a realistic basis for infrastructure financing and related private-sector transactions.
- **Preparation of Financing Plans.** As implementation plans, specific plans are required to include proposals for financing infrastructure required by development in the specific plan area. While such financing plans vary in detail they must, at the minimum, outline the infrastructure and public facility costs and the source(s) of funding for these costs. EPS prepares financing plans for area and specific plans that incorporate detailed cost estimates provided by planning team engineers and other facility planners. These costs are allocated to specific funding mechanisms and tested for incidence of

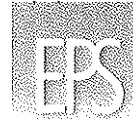


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Land Use Policy*

cost and impact upon project feasibility. Actions necessary to implement proposed financing mechanisms are defined.

- **Fiscal and Economic Impact Analysis.** Development projects of all types have the potential to affect local government budgets and also to affect the broader economy. This concern commonly leads to the analysis of fiscal impacts and economic impacts, sometime as a part of other project review (e.g. the project environmental impact report) and sometime as a stand alone report. EPS prepares fiscal and economic impact analysis for area and specific plans.
- **Government Organization.** Area plan or specific plan implementation measures often include related proposals for local government reorganization including municipal annexation and the formation of special districts to provide or enhance municipal services. EPS prepares plans of service for municipal service and related feasibility studies that can be used in the proposal review process administered by the respective Local Agency Formation Commission (LAFCO).
- **Implementation of Financing Mechanisms.** Area plans and specific plans commonly mandate implementation actions, particularly those related to infrastructure financing. EPS is often involved in follow-up assignments (concurrent or following plan adoption) to actually create the financing mechanisms including area development impact fees (pursuant to Government Code Section 66000), Community Facility Districts, assessment districts, development agreements, tax increment financing, and land and development right exchanges.



Economic & Planning Systems

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Real Estate Economics
Regional Economics
Land Use Policy*

EDUCATION

Bachelor of Arts in Environmental Studies and Biology, Sonoma State University (SSU), 1974

Graduate course work in economics and public administration at SSU and University of California Berkeley

AFFILIATIONS

American Planning Association.
Member

California Association of Local
Agency Formation Commissions,
Associate Member

HONORS AND AWARDS

FTA/FHWA/APA "Transportation
Planning Excellence Award
2004—Valley Metro Rail Station
Development Opportunities and
Strategies, Phoenix, Arizona

California APA "Award of Merit for
Planning Implementation" 2002—
Sonoma County Housing
Element, Sonoma County,
California

WALTER F. KIESER

Managing Principal and Founding Partner

Walter Kieser is a Founder, Managing Principal, and President of Economic & Planning Systems, Inc., an urban economics–consulting firm with offices in Berkeley, Sacramento, and Denver. The firm serves public- and private-sector clients throughout the United States.

EXPERTISE

Urban and Regional Planning

Participated in preparing numerous comprehensive and specific plans for cities and counties, with emphasis on demographic and economic forecasts, real estate market analyses, land use analyses, and policies and programs related to growth management, transportation, urban revitalization, recreation and open space, public services and infrastructure, and housing.

Economic Development and Revitalization

Assisted cities with preparing economic development and revitalization strategies associated with downtown business areas, visitor-serving resort development, and retail shopping centers. These strategies have involved the use of traditional redevelopment techniques, public/private partnerships, and implementation of transit-oriented mixed use development.

Resource Conservation

Participated in numerous programs and projects designed to preserve open space and natural habitats, preserve agricultural lands, and ensure productive and sustainable use of natural resources. These programs applied creative regulatory mechanisms (planning and zoning), compensatory regulations, and public acquisition techniques.

Government Organization

Prepared numerous governance feasibility studies addressing municipal incorporation, major annexations, special district formations and consolidations, and intergovernmental agreements. These feasibility studies typically involved preparing detailed pro forma operational and capital budgets, and analyzing impacts of reorganization on existing agencies.

Negotiated Agreements

Managed and participated in numerous real estate developments, infrastructure financing, and intergovernmental negotiations involving public and private participants. These negotiations have resulted in successful agreements, including mitigation and tax-sharing agreements, intergovernmental agreements, development agreements, owner participation agreements, and real estate disposition agreements.

Fiscal and Economic Impact Analysis

Prepared detailed fiscal and economic impact analysis on a wide variety of land use plans, development projects, government reorganization proposals, infrastructure projects, and initiative ballot measures. These qualitative analyses have focused on determining potential fiscal and financial impacts, the costs of growth, and ensuring successful implementation of public policy objectives.

Public Finance

Prepared numerous public financing strategies and plans for a wide variety of public services and infrastructure projects, including development project-related infrastructure, areawide capital improvement programs, open space and conservation projects, and specific infrastructure projects. Financing techniques applied have included formulation of area-specific and facility-specific development impact fees, special tax bonds, and redevelopment tax-increment financing.



Economic & Planning Systems

*Public Finance
Real Estate Economics
Regional Economics
Land Use Policy*

EDUCATION

Master of City Planning,
concentration in Regional
Economics, University of California
at Berkeley, 1992

Bachelor of Arts in Economics, San
Francisco State University, 1989

Bachelor of Arts in Geography,
San Francisco State
University, 1989

PREVIOUS EMPLOYMENT

Consultant, Economic Strategies
Group 1991–1992

SELECTED AFFILIATIONS & SPEAKING ENGAGEMENTS

Urban Land Institute (ULI),
Programs Chair, Sacramento
District Council

International Economic
Development Council

California Association for Local
Economic Development

Lecturer, University of California at
Davis Extension, Financial Aspects
of Planning

Lecturer, University of California at
Davis Extension, Brownfield
Redevelopment Strategies

Panelist, "Urban Assets and
Sectors: Outlook for *Office*,
Industrial, Retail, Hotel & Housing,"
IMN's Second Annual Opportunity
& Private Fund Forum on Urban
Rejuvenation & Brownfields. Los
Angeles, April 2007

Panelist, "The Economics of Mixed
Use Development", Northern
California Redevelopment Alliance,
March 2007

Moderator, ULI Emerging Trends,
Sacramento, December 2006 and
2007

DAVID ZEHNDER

Managing Principal

David Zehnder is a consulting economist specializing in public/private development, transactional real estate, feasibility analysis, and public finance. David's practice centers on creating viable land use and financial strategies, taking full account of regional site context, market conditions, public policy objectives, and private-sector financial requirements.

SELECTED PROJECT MANAGEMENT EXPERIENCE

San Joaquin County Master Tax Sharing Agreement

San Joaquin County's existing property tax sharing agreement with its jurisdictions was subject to scrutiny within the County as a potential barrier to growth and development. The County entered into negotiations to modify the tax sharing agreement, in conjunction with a series of potential tradeoffs involving the cities' possible participation in capital funding initiatives. EPS was retained by the County to assist in the evaluation and negotiation of a revised agreement. EPS conducted a comprehensive analysis of County growth prospects and tested various potential amendments using a detailed fiscal model developed by EPS. EPS also worked with stakeholders to provide information and record concerns. The County and its seven cities ultimately unanimously adopted the revised agreement.

San Joaquin County Capital Facilities Fee Nexus Study

San Joaquin County proposed a Countywide Facilities Fee to fund critical countywide facilities and retained EPS to prepare the needed Fee Nexus Study as required by A.B. 1600 to show that a reasonable relationship would exist between fee and its purpose. EPS documented the need for improvements, compiled needed cost estimates and supporting land information, and determined the specifics of a fair and reasonable fee. The fee was ultimately adopted by the County and its seven cities, and is generating revenue for the planned jail expansion as well as other priority capital projects.

San Joaquin County General Plan Update

San Joaquin County is currently in the process of updating its General Plan. As part of the General Plan consultant team, EPS authored a detailed evaluation of San Joaquin County's demographic trends, economic conditions, consumer spending patterns, and home sales trends as part of the Technical Background Report. EPS also evaluated the infrastructure funding needs, and developed a framework for financing key infrastructure items in the County. This analysis lays the groundwork for ensuing analyses of General Plan policy and is being used to inform community leaders and policymakers while making strategic policy choices during the General Plan update process.

SACRAMENTO

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fax: 916-649-2070

BERKELEY

phone: 510-841-9190
fax: 510-841-9208

DENVER

phone: 303-623-3557
fax: 303-623-9049

SELECTED PUBLICATIONS

David has authored or co-authored the following selected papers:

"The Use of Master Developers: Outsourcing Base Reuse," Economic Development Commentary, Winter 2000

"A Triage Strategy for the Development of University-Related Research Parks," Conference Proceedings of the American Association of University-Related Research Parks, Monterey, California, 1996

"The Economic Interdependence of the San Francisco Bay Area," UC Berkeley Institute for Urban and Regional Development, 1992

"An Economic Development Strategy for Solano County," Solano County Private Industry Council, 1992

Stockton Airport East Disposition Negotiation Support

EPS worked with San Joaquin County to negotiate a Master Development Agreement (MDA) between the County and ProLogis for the development of a 400-acre site adjacent to the Stockton Airport. The MDA provided for a participation arrangement in which the County and ProLogis would share the proceeds from the disposition of the property after the invested capital is returned to the County and the infrastructure is financed. EPS also structured a Community Facilities District to aid in infrastructure finance and a Tenants Association for ongoing services.

Los Angeles Harbor Redevelopment Strategy

EPS and its subcontractors evaluated the position of the property relative to the area's extraordinary transportation infrastructure, regional economic trends, and CRA job and tax base goals. The Team developed economic, land planning, civil engineering, geotechnical, and redevelopment studies, contributing to a strategic plan for attracting public and private investment to the area. The strategy included developing a geographic information system and a related Web site, intended to expedite developer due diligence associated with specific development proposals.

National City Harbor District Industrial Park Feasibility Analysis

The Community Development Commission of National City retained EPS to perform an economic feasibility analysis for developing various mixed use prototypes in the Westside Specific Plan, as well as an industrial complex with the city that would house relocated, non-conforming uses in the Westside neighborhood. EPS created an implementation plan that recommends the phasing of capital improvements, strategic use of funding resources, and conceptualization of deal structures to realize public/private development goals.

Kings Beach and Tahoe City Market Demand Land Use Study

EPS analyzed economic and land use conditions and population trends to create a strategic plan for redevelopment in Kings Beach and Tahoe City, focusing on the redevelopment of retail, visitor accommodations, and affordable housing in the form of transit-oriented, compact villages, facilitating improved views, open space, and environmental protection for Lake Tahoe's north shore. The resulting study provides practical, targeted steps that can be taken by the Redevelopment Agency to revitalize these communities.

Docks Area Master Plan Market and Feasibility Analyses

The updated Sacramento Riverfront Master Plan called for public open space and mixed use land uses on 50 acres known as the Docks Area adjacent to Downtown Sacramento. EPS conducted a market analysis to ensure a realistic plan and tested the feasibility of various candidate land uses to evaluate the feasibility of low-, mid-, and high-rise development, referencing the overall mix of development on the site and the project's ability to fund significant infrastructure requirements.

Salinas City Center Development and Disposition Agreement

EPS was retained by Salinas City Center Company (SCCC) to conduct pro forma financial analysis, tax-increment projections, and fiscal analysis within the context of ongoing discussions with the City of Salinas for the disposition of property in the downtown area. EPS represented SCCC in negotiations and assisted in evaluating market conditions and capital funding options for the project. SCCC and the Redevelopment Agency engaged in a productive dialogue facilitated by EPS's efforts.

Seaside Hotel Resort

EPS assisted in negotiating a DDA between the City of Seaside and Seaside Resort Development, LLC. EPS developed detailed pro forma cash flow models and residual land value analyses for a proposed full-scale resort on a portion of the former Ford Ord Army Base. EPS also researched public/private hotel development deals throughout California and the United States to develop case studies illustrating variations in compensation structure, financing mechanisms, timing, and amount of developer payments.

Del Rey Oaks Resort Developer Selection and DDA Negotiation

EPS provided support in negotiating a DDA with the selected master developer involving both fee-simple and ground lease disposition options for a major hotel/golf course mixed use resort proposed for the hills above the cities of Monterey and Del Rey Oaks. EPS provided market analyses of proposed uses, developed detailed pro forma cash flow models and residual land value analyses, and assisted the City of Del Rey Oaks to address complicated transfer and redevelopment issues, such as unexploded ordinance, water allocation, basewide infrastructure, and risk management concerns.

Folsom Railroad Block Transit-Oriented Development

The City of Folsom contracted with EPS to assess the market for mixed use development on the Railroad Block. EPS evaluated five initial development concepts, narrowing the analysis to two development alternatives based on "fatal flaw" economic analysis and subsequent public outreach. Subsequently, EPS conducted a more detailed analysis of national, regional, and local trends affecting proposed retail, residential, office, hotel, and entertainment uses and recommended a development program based on the economic outlook, the scale of the site, proximity to downtown and light rail, and adjacency to a historic district.

Sacramento City General Plan Update Market Analysis

EPS teamed with EIP Associates to update the City of Sacramento General Plan. A key EPS area of analysis was a comprehensive market analysis with emphasis on developing a long-term jobs-housing balance in the city by creating mixed use districts in downtown and other key locations. EPS also evaluated the implications of its growth forecasts for individual community plan areas, including evaluating public services and infrastructure funding strategies necessary to implement General Plan economic development policies (also developed by EPS under separate contract).

Riverside Drive Specific Plan Market, Feasibility, and Fiscal Impact Analyses

The City of Roseville is embarking on a process to develop a Specific Plan for the Riverside Gateway area. The Riverside Gateway Specific Plan Area serves as a gateway into the city's traditional downtown and is an entry point into the city. EPS assessed the market potential for retail, office, housing, and mixed use development in the Specific Plan Area and conducted a financial feasibility analysis and fiscal (tax increment) analyses of several alternative concepts. This information was used to transform this auto-oriented corridor into a vibrant mixed use district conforming to the vision established by the region's Blueprint Initiative.





Firm Description

Dowling Associates is a traffic engineering and transportation planning consulting firm with offices in Oakland, Sacramento, and Ripon, California. Our firm has been in business for over **20 years** (founded in **1986**) and we currently employ 37 full-time professional and support staff. Our clients include the Federal Highway Administration, the National Academy of Sciences, Caltrans, Florida State Department of Transportation, the University of California, plus numerous cities, counties, and metropolitan planning organizations.

Our specialties include traffic engineering traffic operations analysis, micro-simulation, traffic impact analysis, travel demand modeling, research, bicycle and pedestrian planning, and transportation circulation element planning. We pride ourselves on leading with the most advanced techniques and technology in transportation engineering and planning.

Our principals are actively involved in the Transportation Research Board and the Institute of Transportation Engineers. Seven of the staff are certified civil engineers, six are certified traffic engineers and four are AICP certified planners. Our principals also teach university courses and participate in significant government research projects. Our principals take active management and work task roles in the project's we undertake. This ensures reliable/professional work products and consistent level of quality assurance.

Some of our relevant project experience is described in the following section along with contact persons for each project.

Services

- | | |
|----------------------------------|------------------------------|
| ▪ Bicycle/Pedestrian Planning | ▪ Public Transit Planning |
| ▪ Circulation Planning | ▪ Research |
| ▪ Commercial Truck Studies | ▪ Simulation Modeling |
| ▪ Corridor Studies | ▪ Traffic Impact Analysis |
| • Expert Witness | ▪ Transportation Air Quality |
| ▪ Freeway Operations | ▪ Transportation Planning |
| ▪ Intermodal Facilities Planning | ▪ Training |
| ▪ Parking Studies | ▪ Travel Demand Modeling |

Dowling Associates has its main office in Oakland and maintains offices in Sacramento and Ripon, California. Each Dowling Associates office is completely equipped office with personal computers, servers, and network with high-speed Internet access and professional office productivity and database software. We have trained staff and licenses for the latest software products for traffic signal timing and operations analysis (SYNCHRO, TRANSYT-7F, PASSER II/III/IV, FREQ, TRAFFIX™, HCS) and traffic micro-simulation (CORSIM, VISSIM, PARAMICS, SimTraffic), and travel demand modeling (TransCAD, TP+/Cube, VISUM, EMME2, as well as legacy software such as TRANPLAN and MINUTP).

Background Experience

Dowling Associates has performed traffic analyses for numerous PA-ED's, PSRs in California. We specialize in the development, operation, and application of traffic models in most any software (TransCAD, Cube, TP+, MINUTP, Emme2, VISUM) and both static and simulated traffic operational analyses.

Dowling Associates has much working experience in the San Joaquin County. Dowling Associates performed the traffic studies for both the SR-88 Bypass Feasibility Study (2003) and the SR-88 Bypass PSR (2005). Key Dowling staff members Joe Holland (Principal-in-Charge) and Jim Damkowitch (Project Manager) will be assigned to this project. Both are intimately familiar with the study area, San Joaquin County Public Works, SJCOG and Caltrans District-10. Technical staff has ample experience with SJCOG's regional traffic model.

Relevant project experience is described below with contact persons and phone numbers.

State Route 88 Bypass PSR (Lockeford, CA)

As a sub-consultant to Quincy Engineering Inc., Dowling Associates prepared the travel forecasts and traffic operations studies for four SR-88 Bypass alternatives along a 6.88 mile corridor in the Lockeford/Clements area of San Joaquin County. Dowling Associates was responsible for conducting a technical review of the San Joaquin Council of Governments (SJCOG) regional travel model (TP+). This analysis resulted in numerous modifications to the SJCOG model which yielded more reliable sub-area forecasts for the study. Analysis of weekday and weekend peak month travel conditions was conducted. Existing condition and future operations for 14 study area intersections were analyzed using the SYNCRHO-6 operational analysis software. SYNCHRO-6 micro-simulation runs were used to help validate operational results and corroborate field observations. Two-lane and multi-lane highway segment level of service for SR-88, SR-12 and SR-88 Bypass alternatives were analyzed using the Highway Capacity Software (HCMHCS). State vehicle collision data was summarized by location, collision type and other characteristics of interest for the study area. Peak hour and accident warrants were analyzed consistent with the MUTCD at all non-signalized intersections. Dowling Associates identified future impacts and proposed mitigation as appropriate. Dowling Associates participated in all scheduled PDT meetings. The traffic analysis for the SR-88 Bypass PSR was approved by Caltrans July 2006.

Client:	Quincy Engineering
Contact:	Mr. Jeff Olson, (503) 763-9995
Budget Performance:	\$85,280.00
Project Manager:	Jim Damkowitch

San Joaquin County Traffic Impact Mitigation Fee Program Update

As the Prime Consultant, Dowling Associates performed a full update to San Joaquin County's Traffic Impact Fee Program. This entailed a critique of the current program, establishment of a traffic count program; development of a revised base year traffic model and forecasts, determination of the geographic structure of the TIMF Program update and development of a Microsoft EXCEL TIMF database linked to the County's GIS layer created by Dowling Associates. The Dowling team developed a cost allocation methodology that allocates future improvement costs by planning area and land use type was developed to provide the basis for the preliminary and ultimately the final fee calculation. A final report was prepared in accordance with the Mitigation Fee Act (AB1600) which documented the deficiency, nexus and fair share analyses. Alternative funding sources that may be applicable to offset costs of required transportation improvements as well as recommended county ordinance language to modernize the existing program were also examined. This project entailed a strong public outreach effort - including two public stakeholder meetings, a project website and newsletter circulation. Dowling Associates participated in public hearings as part of the TIMF update adoption process. The TIMF update was approved by the San Joaquin County Board of Supervisors on June 17, 2008.

Client:	County of San Joaquin
Contact:	Mr. Tim Koenig, (209) 953-7152
Budget Performance:	\$225,000.00
Project Manager:	Jim Damkowitch

San Joaquin County General Plan Update

As a sub-consultant to Mintier Harnish, Dowling Associates performed the traffic analysis of the San Joaquin County General Plan Circulation Element update and EIR. Dowling Associates developed an existing conditions analysis of the County's transportation system covering all modes of transportation services. Traffic forecasts and analysis of future traffic conditions will also be performed for three future land use alternatives using the San Joaquin Council of Government's (SJCOG) regional travel model. Prior to generating the travel forecasts, Dowling Associates will perform a review of SJCOG's regional model and recommend improvements that could result in more accurate forecasts within the unincorporated areas of the county. Dowling Associates performed an LOS analysis for both state and local facilities using ADT thresholds approved by the County. Dowling Associates reviewed the County's existing goals and policies and recommended changes and/or additional policies based on the results of the Circulation Element traffic analysis. Dowling Associates prepared the General Plan Circulation Element Report and assisted in the traffic/circulation portion of the General Plan EIR. Dowling Associates attended the County's General Plan Advisory Committee and Board of Supervisor meetings to present and discuss draft and final work products of the project. (Project still in progress)

Client:	County of San Joaquin
Contact:	Ted Holzem, Mintier & Associates, ted@ilmintier.com , (916) 446-0522
Budget Performance:	\$235,000.00
Project Manager:	Jim Damkowitch

Project Staff

Mr. Holland PE, Principal - Principal In-Charge is a licensed Traffic Engineer.

Mr. Holland has over 35 years of experience in the fields of traffic engineering and transportation planning. He has conducted environmental assessments on numerous development projects. He has prepared the Circulation Elements for many cities and regional agencies. Between 1989 and 1994 he was a transportation planner with the City of Modesto. In this capacity, he gained extensive experience with public agency policy implementation, capital improvement programming, and project financing. As a consultant, Mr. Holland prepared development reviews, traffic projections, impact and mitigation assessments, and circulation plans for individual developments and specific plans. He has prepared numerous traffic impact analyses for projects in urban and rural portions of San Joaquin County and currently provides on-call traffic analysis services to San Joaquin County.

Jim Damkowitch, Principal Associate - Project Manager

Mr. Jim Damkowitch has over 17 years of experience in traffic forecasting and operational analyses. Mr. Damkowitch served as project manager for the SR-88 Bypass PSR, San Joaquin County TIMF Update; Atwater-Merced Expressway (SR-59 Bypass) PR/PEAR/EIR, El Dorado Hills IC & HOV Traffic Analysis PSR, and is co-managing the Caltrans District-5 Modeling On-Call contract to name of few. Before joining Dowling Associates, Mr. Damkowitch was a transportation planner of 13 years for the MPO in Santa Barbara County.

Franklin Cai, Associate **Engineer/Planner**

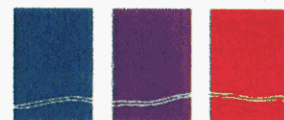
Mr. Franklin Cai is experienced in transportation modeling. He is an experienced TransCAD modeler. Mr. Cai earned his MS in Operations Research and Industrial Engineering as well as his BS in Industrial Engineering and Operations Research. Mr. Cai has extensive experience using the SJCOG regional travel demand model. He has performed the travel demand modeling using the SJCOG model for many studies including: SR-88 Bypass PSR traffic study; San Joaquin County Traffic Impact Mitigation Fee Update; and, numerous other traffic studies.

Abhishek Parikh, Associate **Engineer/Planner**

Mr. Abhishek Parikh is experienced in transportation modeling and simulation, parking and trip generation studies. He previously worked a LSC in Tahoe City and has direct experience within the Tahoe Basin. He is also experienced with Synchro, Traffix CORSIM, VISSIM, and SIMTRAFFIC. Mr. Parikh earned his MS and BS in Civil Engineering.

Chirag Safi, Associate **Engineer/Planner**

Mr. Chirag Safi is experienced in transportation modeling and simulation, parking and trip generation studies. He is experienced with Synchro, Traffix CORSIM, VISSIM, and SIMTRAFFIC. Mr. Safi earned his MS and BS in Civil Engineering. Mr. Safi has performed operational analyses within the SR-88 corridor within San Joaquin County as part of the Lone Indian Casino traffic study (currently active).



AMY SKEWES ~ COX
ENVIRONMENTAL PLANNING

AMY SKEWES-COX, AICP

Environmental and Land Use Planner and Project Manager

Amy Skewes-Cox has a consulting business specializing in environmental and land use planning. Ms. Skewes-Cox has over **27** years of experience in working with the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and other legislation related to land use and environmental planning. She recently completed **two** EIRs (two campuses) on the College of Marin Bond Spending Implementation Plan. Ms. Skewes-Cox is currently preparing Initial Studies for the Mountain House New Town (San Joaquin County) and new campus buildings at the College of Marin. She has been project manager for environmental impact studies for the following categories of projects:

- New towns
- Specific Plans and Master Plans
- General Plans and General Plan Amendments
- Institutional Developments
- Commercial Developments and Industrial Business Parks
- Residential Subdivisions
- Water/Wastewater Projects and Roadway Expansions

She has also prepared the *Kirkwood Ski Resort Specific Plan (Draft?)*, the *Downtown Markleeville Revitalization Plan* (Alpine County), and *Design Review Guidelines (Draft?)* for the City of Berkeley and the town of Lockeford (San Joaquin County). Her responsibilities have included report preparation, public presentations to decision-making bodies and the public, coordination of public workshops, and agency consultation. The projects she has managed have ranged from small Initial Studies (\$14,000 to \$40,000) to large, complex environmental documents for new towns and General Plans (\$200,000 to \$650,000). Ms. Skewes-Cox has a reputation of completing projects in a timely manner and within budget. She works closely with a **team** of specialists, depending on the **issues** of concern, for such topics as traffic, air quality, noise, and biological resources.

Prior to starting her own consulting practice, Ms. Skewes-Cox worked as a Project Manager for the firms of LSA Associates, Inc., Parsons Engineering-Science, and Baseline Environmental Consulting. She also served as Interim County Planner for Alpine County (1995) and dealt with a variety of land planning issues unique to the Sierra Nevada region.

EDUCATION

B.S., Conservation of Natural Resources, University of California, Berkeley
M.L.A., Landscape Architecture/Environmental Planning, University of California, Berkeley

Representative projects Ms. Skewes-Cox has managed include the following:

Institutional Projects

- Delta Community College at Mountain House EIR (San Joaquin County)
- Marin Community College District: Measure C Bond Spending Implementation Plan Initial Studies and EIRs for both Kentfield and Indian Valley Campuses (Marin County)
- Northeast Quadrant Science and Safety (NEQSS) Projects EIR (U.C. Berkeley)*
- Underhill Area Master Plan EIR (Draft) (U.C., Berkeley)
- Escondido Village Student Housing Project (Stanford University)
- Bodega Marine Laboratory Long Range Development Plan EIR (U.C. Davis)
- College Apartments Infill Project EIR (U.C. Santa Cruz)
- Biological Expansion Building EIR (Stanford University)

New Towns, General Plans, and General Plan Amendments

- Mountain House New Town General Plan Amendment EIR (San Joaquin County)
 - San Joaquin County General Plan EIR
- Nevada County General Plan Final EIR
- Christiansen and Bach General Plan Amendment (GPA) EIR (Lathrop)

Specific Plans and Master Plans

- Kirkwood Specific Plan (Draft) (Alpine, El Dorado and Amador counties)
- Bahia Master Plan EIR (City of Novato)
 - Stanley Ranch Specific Plan EIR (City of Napa)
- Pogonip Master Plan EIR (City of Santa Cruz Department of Parks and Recreation)
- Hercules Properties/Gelsar Specific Plan EIR (City of Hercules)

Infrastructure Projects

- City of Berkeley Saltwater Pipeline Supplemental EIR
- Stockton Wastewater Treatment Plant Expansion Initial Study
- Berryman Reservoir Replacement EIR (East Bay Municipal Utility District)
- Central Landfill EIR (Contra Costa County)
- Gemini Telescope Environmental Assessment (Hawaii)
- Hazardous Waste Management Plan EIRs for Nevada County and Napa County
- Roblar Road Quarry EIR (Sonoma County)
- Carson Hill Gold Mine EIR/EA (Calaveras County)
- Pacific Gas & Electric Company Cloud Seeding EA (Tuolumne County)

*Served as adjunct staff for UC Berkeley Capital Projects office overseeing EIR

Residential and Office Development Projects

- San Bruno School District Property Residential Development EIR (City of Daly City)
- 101 Hayes Street Building EIR (City and County of San Francisco)
- Hemme Hills Residential Development EIR (Contra Costa County)
- Rudnick Estates Final EIR (City of Novato)
- Lemme Residence Initial Study (City of Mill Valley)
- Riley Subdivision Initial Study (Town of Corte Madera)

(Also see listing of projects above)

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners
Association of Environmental Professionals
American Planning Association



STATEMENT OF QUALIFICATIONS

Natalie Macris is an urban and environmental planning consultant who specializes in writing and editing. Her 19 years of experience include work in both the public and private sectors. She has prepared many community planning documents, including Environmental Impact Reports, General Plan elements, plan summaries, and reports on a wide range of urban and environmental planning issues. She has also written and edited planning-related books, brochures, and other publications for general audiences. Clients include public agencies, planning consulting firms, architecture firms, publishing houses, and non-profit organizations.

Ms. Macris is the author of two books published by the American Planning Association: Planning in Plain English: Writing Tips for Urban and Environmental Planners (2000) and A Career Worth Planning: Starting Out and Moving Ahead in the Planning Profession (with Warren W. Jones; 2000).

EXPERIENCE

- 1991-present *Urban and Environmental Planning Consultant/Writer/Editor*
San Francisco, California
Served as a project manager, writer, editor, and researcher for planning projects. Wrote and edited planning-related publications, including plans, reports, books, and brochures.
- 1987-1990 *Associate Planner*
Duncan & Jones, Berkeley, California
Prepared Environmental Impact Reports on urban development and planning projects. Revised and updated Housing Elements and other portions of city and county General Plans.
- 1985-1987 *Assistant Planner (December 1986 - April 1987)*
Planning Technician (June 1985 - December 1986)
Department of Planning and Development, City of Fairfield, California
Processed development applications, prepared staff reports for the city's Planning Commission and City Council, and provided planning information and assistance to the public.

EDUCATION

- Master of City Planning*
University of California at Berkeley, 1985
Professional Report: "Artists' Live/Work Space in San Francisco: Strategies for Preservation and Development"
- Bachelor of Arts, History* (with Honors and Overall Academic Distinction)
University of California at Berkeley, 1983

SELECTED RECENT PROJECTS

Environmental Impact Reports (EIRs) and Environmental Impact Statements (EISs)

University of California, Santa Cruz, Marine Science Campus Coastal Long Range Development Plan EIR

Client: University of California, Santa Cruz

Prime Contractor: Environmental Science Associates

Served as senior editor responsible for reviewing major sections of the Draft and Final EIRs on a 20-year development plan for a 98-acre marine research campus. Issues included effects on adjoining farm land and the plan's consistency with the California Coastal Act.

University of California, Santa Cruz, Emergency Response Center Project EIR

Client: University of California, Santa Cruz

Prime Contractor: Amy Skewes-Cox, AICP

Assisted with project management, preparation, and review of the Draft and Final EIRs on a new emergency services building on the University of California, Santa Cruz campus. Issues included visual and historic resources impacts due to the project's location partially within the Cowell Ranch Historic District.

Golden Gate National Recreation Area Fire Management Plan Draft EIS

Client: Carey Feierabend

Prime Contractor: National Park Service

Edited the administrative draft and public review versions of the Draft EIS, which evaluated alternatives for reducing fire risks in the Golden Gate National Recreation Area, including Muir Woods National Monument and Fort Point National Historic Site. Issues included effects on vegetation, wildlife, and cultural resources in the national park.

Public Health Service Hospital Environmental Assessment and Draft Supplemental EIS

Client: Presidio Trust

Served as editor of the Environmental Assessment (EA) and subsequent Draft Supplemental EIS on the site-specific planning for reuse and revitalization of the Public Health Service Hospital area of the Presidio of San Francisco. The Draft Supplemental EIS analyzed the project's traffic impacts in detail,

Cowell Ranch Project EIR

Client: County of Contra Costa, California

Prime Contractor: Wagstaff and Associates

Served as project manager for the Draft EIR on a 4,277-acre project consisting of 5,226 housing units, 1.8 million square feet of business park and commercial floor space, public facilities, and open space near Brentwood. Major issues included effects on land use, agriculture, visual quality, traffic, and vegetation and wildlife.

Southeast Area Annexation EIR

Client: City of Pittsburg, California

Prime Contractor: Wagstaff and Associates

Prepared the Draft and Final EIRs, assisted in managing subconsultants, and edited subconsultant submissions. Issues included land use, geotechnical, and public service impacts associated with future urban development in this 2,700-acre annexation area.

NATALIE MACRIS

URBAN & ENVIRONMENTAL PLANNING

WRITING • EDITING • RESEARCH



SELECTED RECENT PROJECTS

Plans and Plan Summaries

Presidio Trust Management Plan

Client: Presidio Trust

Served as editor of the draft Presidio Trust Management Plan, a land use and design plan for the 1,168-acre inland area of the Presidio of San Francisco national park. The plan won awards from the American Planning Association, the National Association of Environmental Professionals, and the American Society of Landscape Architects.

San Francisco Recreation and Park Department Strategic Plan

Client: San Francisco Recreation and Park Department

Prime Contractor: MIG, Inc.

Wrote and edited project reports and the draft and final versions of the Strategic Plan, which outlined goals and strategies for maintaining and improving San Francisco's parks and recreational facilities.

Comprehensive Conservation and Management Plan Public Summary

Client: San Francisco Estuary Project

Edited and wrote portions of a Public Summary of the San Francisco Estuary Project's Comprehensive Conservation and Management Plan for the Bay-Delta Estuary. The Estuary Project is a planning effort established by the U.S. Environmental Protection Agency as part of its National Estuary Program.

Gateway 101 Redevelopment Plan/Specific Plan

Client: City of East Palo Alto, California

Prime Contractor: Wallace Roberts & Todd

Prepared the Land Use Element and related General Plan amendment for the Redevelopment Plan/Specific Plan for an area adjoining Highway 101

Santa Clara County Civic Center Asset Management Plan

Client: County of Santa Clara, California

Prime Contractor: Kaplan/McLaughlin/Diaz

Edited preliminary and final drafts of the Asset Management Plan, which evaluated options for land use, building renovation, new construction, and other future development at Santa Clara County's Civic Center near downtown San Jose.

BASELINE**E**

BASELINE Environmental Consulting-Firm Qualifications

BASELINE Environmental Consulting is a multi-disciplinary firm started in 1985. The firm has a staff of about sixteen professionals in three offices; our main office is in Emeryville and we have branch offices in Petalunia and San Francisco. Our staff includes professional planners, engineers, certified hydrogeologists, registered geologists, certified engineering geologists, registered environmental assessors, risk assessors, and hazardous materials managers. We specialize in environmental analyses in conformance with the requirements of CEQA and NEPA, and hazardous materials management, environmental auditing, and environmental permitting,

All staff members are active in their respective technical fields and they also perform environmental analyses for CEQA and NEPA compliance. We have prepared EIRs/EISs since our inception in 1985 and have been the prime consultant for projects related to mining, residential developments, institutional housing, roadway/transportation/intermodal projects, commercial projects, industrial facilities, redevelopment areas, and general/specific plans. We have worked for cities and counties throughout California.

Our in-house capabilities for CEQA/NEPA documents include the preparation of sections on geology, hydrology and water quality, public health/hazards, land use, visual analysis, public services, utilities, noise, and air quality. We act either as a prime consultant or as a subconsultant to other environmental consulting firms. Our hazardous materials management practice includes soil and groundwater contamination investigations and associated cleanup, including development of risk-based cleanup, to achieve site closures from applicable regulatory agencies. We work extensively on brownfields sites, including U.S. Environmental Protection Agency Brownfields Pilot Program sites, where we assist public agencies in developing general guidelines for development of contaminated urban sites. We also assist public and private agencies in determining their compliance with hazardous materials statutes and regulations through the performance of facility audits; we also prepare appropriate plans and policies and employee training to achieve compliance.

The work of BASELINE is carried out by senior professionals and the principal of BASELINE is always the technical director for the work; her role is to ensure the quality of the work and to ensure that the work is prepared in conformance with the legal requirements of CEQA and NEPA. BASELINE also actively prepares or participates in public participation programs; these may consist of scoping meetings or workshops, in addition to public hearings. Ms. Yane Nordhav, BASELINE Principal, and our staff have made numerous presentations at public meetings and/or public hearings to inform the public of the project or to make presentations to planning commissions, city councils, or boards of supervisors.

ILLINGWORTH & RODKIN, INC.
/// Acoustics • Air Quality ///

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

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Professional Staff

Richard B. Rodkin, P.E., began his career as an acoustical consultant in 1973. Rich has worked continuously in the many aspects of acoustics related to the design of new buildings, the environment, and industry. Building designs include commercial, institutional and residential projects. Transportation noise and vibration studies include freeways, light rail and heavy rail trains, and local roadway improvements. He has prepared environmental noise studies for a wide range of industrial, commercial, residential, institutional and transportation projects. Rich received his Master of Science degree in Mechanical Engineering from the University of California at Berkeley.

Paul R. Donovan, Sc.D., has extensive experience in noise and vibration measurement and analysis. Much of his work involves motor vehicle noise including tire/pavement noise evaluation, interior noise control, aerodynamic noise generation, and vehicle passby noise and regulation. Dr. Donovan has also worked in the areas of sound propagation around buildings, architectural acoustics, structure-borne noise analysis, and instrumentation development. Some of his major projects have included quantification of increase in tire noise under vehicle acceleration, evaluation of test pad pavement properties for tire and passby noise, correlation of wind tunnels in the U.S. and Europe for aeroacoustic testing, field studies of residential building facades for traffic noise insulation, development of representative light vehicle test procedures, and reduction of wind noise on many of General Motors vehicles lines. **Dr.** Donovan received his Ph.D. in Mechanical Engineering/Acoustics from the Massachusetts Institute of Technology.

Keith Poinmerenck provides consulting environmental noise and air quality issues with over **20** years of professional experience in preparing technical air, noise, energy and vibration reports for inclusion in CEQA and NEPA environmental documents for transportation projects. **Mr.** Pommerenck served as Caltrans' North Region Soundwall Coordinator by conducting investigations and providing resolutions to noise complaints from the public. **Mr.** Pommerenck provided expert assistance on issues related to acoustics, hydroacoustics, and bioacoustics.

James A. Reyff is a Meteorologist with expertise in the areas of air quality and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, air quality field studies, and environmental noise studies. James is familiar with federal, state and local air quality and noise regulations and has developed effective working relationships with many regulatory agencies.

Fred M. Svinth is a senior consultant specializing in architecture, room acoustics, building sound isolation and mechanical system noise and vibration control. He has over 12 years of experience designing acoustics and sound isolation solutions in the renovation and design of a wide range of commercial, residential, entertainment and religious building projects. His professional experience also includes the control of mechanical system noise and the study of noise and land use compatibility issues. His educational background includes a Master of Architecture degree from the University of Texas at Austin (1996) and a B.S. degree in Mechanical Engineering from California Polytechnic State University at San Luis Obispo (1989). Fred is an Associate Member of the American Institute of Architects.

Michael S. Thill, is a senior consultant with nine years of professional experience. Mr. Thill's expertise lies in conducting field research, analyzing data, and noise modeling. He has conducted numerous field surveys in a variety of noise environments and has authored technical noise reports for residential projects, mixed-use projects, commercial projects, transportation projects, educational facilities, redevelopment projects, and office and industrial developments. Mr. Thill is proficient with use of FHWA's traffic noise prediction model (TNM), and is familiar with the procedures for preparing highway noise impact studies presented in Caltrans's *Traffic Noise Analysis Protocol* and the *Technical Noise Supplement* (TENS). He received a BS degree in Environmental Science from the University of California at Santa Barbara.

Alina Pommerenck graduated in 2005 from California Polytechnic State University in San Luis Obispo with a Bachelor of Science degree in Civil Engineering. Ms. Pommerenck worked for Caltrans as an Engineering Technician performing project level noise impact and air quality analysis while attending school. She gained experience in preparing impact reports, working on roadway and drainage design, and scheduling reviews and claims preparation for construction projects. Her skills include noise measurement and analysis, and experience and use of noise modeling software (TNM Version 2.5, Sound 32 and LeqV2) and CAD design software (Microstation, InRoads and AutoCad).

Tarek M. Dib graduated in 2007 from the University of Nevada, Las Vegas, with a Master of Science degree in Mechanical Engineering. Mr. Dib has an extensive educational background in Vibration and Acoustics. He is knowledgeable with using different tools in performing data analysis, such as Fourier Transform and Spectral Correlation Analysis using PULSE and Matlab Signal Processing Toolbox. He recently joined Illingworth & Rodkin, Inc. as a Staff Consultant.

Jared McDaniel worked as a field technician for Illingworth & Rodkin, Inc. for three years and was recently promoted to staff consultant. Mr. McDaniel assembled and set up noise level meters for various transportation and sound intensity measurement projects throughout northern and southern California, and prepared highway noise measurements for the Arizona Department of Transportation. Mr. McDaniel has authored technical noise reports for various land use proposals including single-family and multi-family residential and educational developments. He received his BA degree in Geography and Certificate in Environmental Issues from California State University, Long Beach.

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RICHARD B. RODKIN, PE

Mr. Rodkin has been responsible for a wide range of studies in environmental noise, architectural acoustics, and noise control engineering. He worked with staff of the California Energy Commission assessing noise impacts of power cogeneration projects, a solar project, and a transmission line. Mr. Rodkin has been involved with transportation research studies for Caltrans that investigated long-distance diffraction and reflection of noise from sound walls and changes to noise levels from different pavement surfaces. Transportation noise and vibration studies include freeways and light-rail systems in the Bay Area and San Diego, and numerous road widening and improvement projects for cities and counties. Other environmental noise studies include port expansions in the Bay Area and Los Angeles; Clean Fuels projects at Bay Area refineries; aircraft noise; new and expanding mines and quarries; power plants and cogeneration projects; landfills/transfer stations, geothermal and on-shore oil fields; noise ordinance violations; commercial, institutional, housing and other miscellaneous development projects; Specific Plans, and Noise Elements of the General Plans. He has acted as an expert witness in cases involving traffic noise, construction noise, and a murder case where audibility was an issue.

During the past 34 years Mr. Rodkin has worked continuously in all aspects of acoustical design relating to new buildings including architectural acoustics, sound isolation, and the control of noise and vibration from mechanical equipment. Projects include housing, office buildings, hospitals, university buildings, TV studios and teleconferencing facilities, churches, an airport expansion, hotels, small power plants, and cogeneration facilities.

Mr. Rodkin also possesses expertise in measuring and assessing underwater sounds from pile driving and other construction activity. He advises the Fisheries and Hydroacoustic Work Group on issues regarding this topic. He has designed and participated in numerous underwater measurement programs including the monitoring efforts to assess underwater impacts to fish and marine mammals for the San Francisco-Oakland Bay Bridge replacement project. He received the 2005 Environmental Excellence Award from FHWA for his participation in assessing and mitigating underwater noise impacts from construction of transportation projects.

PROFESSIONAL EXPERIENCE

1987-Present Principal Consultant	Illingworth & Rodkin, Inc. Petaluma, California
1976-1987 Acoustical Consultant	Charles M. Salter Associates, Inc., San Francisco, California
1973-1976 Acoustical Consultant	Buonaccorsi & Associates San Francisco, California

EDUCATION

1978	University of California at Berkeley M.S. Mechanical Engineering, Major: Acoustics
1973	University of California at Davis B.S. Mechanical Engineering, Major: Power/Propulsion

PROFESSIONAL REGISTRATION AND SOCIETIES

California: Mechanical Engineer
No. 23900 (1985)
Institute of Noise Control Engineers
Acoustical Society of America
ASHRAE

JAMES A. REYFF

Mr. Reyff is a Meteorologist with expertise in the areas of air quality and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, air quality field studies, and environmental noise studies. He is familiar with federal, state and local air quality and noise regulations and has developed effective working relationships with many regulatory agencies.

During the past 18 years, Mr. Reyff has prepared Air Quality Technical Reports for over 10 major Caltrans highway projects and conducted over 100 air quality analysis for other land use development projects. These projects included carbon monoxide microscale analyses, the calculation of project emissions (e.g., ozone precursor pollutants, fine particulate matter, and diesel particulate matter), seasonal field monitoring, and preparation of air quality conformity determinations. Mr. Reyff advised decisions of federal and local air quality agencies regarding impact assessment methodologies and air quality conformity issues. He has conducted air quality evaluations for specific plans and General Plan updates. Recently, he prepared the air quality analysis for the NASA Ames Research Park, which included a Federal SIP Conformity analysis.

Mr. Reyff has been responsible for a variety of meteorological and air quality field investigations in support of air permitting and compliance determinations. He has conducted air quality analyses of diesel generators in support of regulatory permitting requirements and environmental compliance issues. Mr. Reyff has designed and implemented meteorological and air quality monitoring programs throughout the Western United States including Alaska. Programs include field investigations to characterize baseline levels of air toxics in rural areas, as well as regulatory air quality and meteorological monitoring. He was the Meteorologist involved in a long-term monitoring program at the Port of Oakland that evaluated meteorological conditions and fine particulate matter concentrations in neighborhoods adjacent to the Port.

Mr. Reyff has conducted over 15 major acoustical technical studies for transportation systems. He has managed several research studies for Caltrans including a noise study that evaluated long-range diffraction and reflection of traffic noise from sound walls under different meteorological conditions. Mr. Reyff has also evaluated noise from power plants, quays and other industrial facilities. He has also been actively involved in research regarding underwater sound effects from construction on fish.

PROFESSIONAL EXPERIENCE

1995-Present	Illingworth & Rodkin, Inc.
Project Scientist	Petaluma, California
1989-1995	Woodward-Clyde Consultants (URS)
Project Meteorologist	Oakland, California
1988-1989	Oceanrontes (Weather News)
Post Voyage Route Analyst	Sunnyvale, California

EDUCATION

1986 San Francisco State University
B.S., Major: Geoscience (Meteorology)

PROFESSIONAL SOCIETIES

American Meteorological Society Institute of Noise Control Engineering

AWARDS

FHWA Environmental Excellence Award – 2005
Caltrans Excellence in Transportation, Environment • 2005



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DANA MARIE LODICO, P.E.

Ms. Lodico is a civil engineer with experience researching and working in the field of acoustics and noise. She has consulted on a variety of environmental noise projects including FHWA traffic-related noise studies, railroad vibration studies, general plan updates, residential, industrial, and commercial noise studies, and the study of environmental noise and land use compatibility. Ms. Lodico has conducted research investigations including tire/pavement noise evaluations and truck noise source localization using a microphone array system. She has also worked on many aspects of acoustical design relating to new buildings including architectural acoustics, sound isolation, and the control of noise from mechanical equipment.

Ms. Lodico is experienced with the use of noise prediction models including the SoundPLAN, PULSE, the FHWA Traffic Noise Model (TNM), C A T Acoustic, Sound32, and the use of in-house software tools for barrier evaluation, architectural acoustics design and the development of noise control treatment options. Ms. Lodico has used these models for analysis of both research studies and traffic noise studies. She is also familiar with the Traffic Noise Analysis Protocol and the Technical Noise Supplement (TENS) and with federal, state, and local noise regulations and guidelines.

PROFESSIONAL EXPERIENCE


Jan. 2004 to Present Acoustical Consultant	Illingworth & Rodkin, Inc Petaluma, California
Aug. 2001 to May 2003 Teaching Assistant, Acoustics	Rensselaer Polytechnic Institute Troy, NY
Nov. 2000 to June 2001 Civil Engineer I	City of Boulder Planning and Public Works Boulder, CO
Feb. 1999 to July 2000 Research Assistant, Acoustics	University of Colorado Boulder, CO

EDUCATION

Master of Science (2003) Building Science, Architectural Acoustics	Rensselaer Polytechnic Institute Troy, NY
Bachelors of Science (2000) Civil Engineering	University of Colorado Boulder, CO

PROFESSIONAL REGISTRATION AND AFFILIATIONS

California: Civil Engineer
No. 71071 (2007)
Member, Institute of Noise Control Engineers

The logo consists of a large, stylized cross shape. The vertical bar of the cross is composed of two adjacent vertical stripes: a dark olive green stripe on the left and a dark teal blue stripe on the right. The horizontal bar of the cross is a single, wider stripe of a textured, golden-yellow color. The text "Environmental Collaborative" is printed in a black, sans-serif font on the right side of the horizontal bar.

Environmental
Collaborative

QUALIFICATIONS AND EXPERIENCE

ENVIRONMENTAL COLLABORATIVE is a small business enterprise located in Emeryville, California. Established in 1983 by James A. Martin, the firm provides professional environmental consulting and research services to the public and private sectors throughout California. Services provided by the firm include: environmental analyses and field surveys; environmental documentation and report preparation; and natural resource management. Mr. Martin's personal interests focus on biotic resources, conducting vegetation, wildlife, and special-status taxa surveys, habitat Conservation and management plans, mitigation programs and monitoring, and permit assistance and compliance. Studies undertaken by the firm include: vegetation analyses and mapping; tree species identification and mapping; wetland delineation and restoration plans; wildlife surveys and habitat suitability analyses; and special-status taxa studies. Environmental Collaborative is on the approved list of qualified biological consultants maintained by the Napa County Department of Conservation, Development & Planning.

Mr. Martin holds a BS degree in Biology and a B.A. degree in Fine Art, both from the University of California at Berkeley. He has over 25 years of experience as a biologist and environmental consultant, and has been involved in the preparation of over 300 environmental documents, assessments, and resource management plans. These include biological resource assessments for proposed development and open space uses for sites in Alameda, Butte, Contra Costa, Fresno, Kern, Kings, Lake, Marin, Mariposa, Mendocino, Merced, Mono, Monterey, Napa, Nevada, Placer, Sacramento, San Benito, San Francisco, San Joaquin, Santa Clara, Santa Cruz, Siskiyou, Solano, Sonoma, Stanislaus, Tuolumne, and Yolo counties. He has been involved in developing mitigation plans, restoration plans, and natural resource management plans for aquatic, transitional, and terrestrial habitats. These include restoration plans for salt marsh, freshwater marsh, riparian, oak woodland, and native grassland habitats.

Mr. Martin has considerable experience conducting biological and wetland assessments throughout Napa County and along the Napa River corridor, and providing biological consulting and resource management services to local agencies and private developers. He served as a technical biological consultant in preparing the Final SEIS/EIR for the Napa River/Napa Creek Flood Protection Project, and provided the related biological consulting and wetland assessment work for the Napa Wine Train Relocation, Maxwell Bridge, and Third Street Bridge Replacement Projects. He prepared the biological resource assessments for the Gasser EIR, among many other projects in Napa County including the Calistoga General Plan, the Napa Housing Element EIR, the Angwin Ecovillage project in Angwin, several winery projects, and other development applications. He worked on the Napa/Solano Rail Passenger/Freight Rail Study which would utilize the old Southern Pacific Rail line from St. Helena to the southern border of Napa County. He is currently working with the City of Napa providing biological and wetland consulting services as the City moves forward with implementation of the Kennedy Park Master Plan, the Napa Boat Dock Project, the South Jefferson Park Master Plan, and Trancas Park Master Plan and evaluating the biological and wetland-related impacts associated with the controversial Napa Pipe Project. He has also provided biological and wetland consulting services as part of the Facilities Master Plan update for Napa Valley College, where he secured agency authorizations for a number of capital improvement projects and is now overseeing restoration of 655-linear feet of creek channel on the campus. In addition to his work on the Calistoga General Plan and Napa County Housing Element, Mr. Martin is currently or has recently been involved in the general plan updates for Marin, San Joaquin, and Sonoma counties, and the cities of Belinda, Corte Madera, Hughson, Morgan Hill, Tiburon, and Walnut Creek, among others. Below is a list of several projects which reflect a range of relevant experience, together with reference contact information:

Napa Valley College Facility Master Plan and EIR, Napa County, March 2003 to present.

Mr. Martin prepared the Biological and Wetland Resources section of the EIR on the Facilities Master Plan for the Napa Valley campus. He supervised detailed surveys for special-status species and conduct of a wetland delineation for the entire campus. He has subsequently worked with campus planning staff in the review of specific projects, and has secured agency authorizations for projects affecting jurisdictional waters. This includes a restoration of approximately 700 linear feet of a previously culverted creek across the campus, dredging of an existing detention pond, and redesign of the campus vehicle circulation and parking improvements.

Contact: Carollee Cattolica, Napa Community College District
2277 Napa -Vallejo highway, Napa, CA 94558
7071259-6043

Kennedy Park Master Plan, March 2004 to present. Mr. Martin is currently providing technical expertise on biological and wetland related-issues as the City of Napa moves forward with implementation of the Kennedy Park Master Plan. He has worked with the Community Resources Department in confirming the extent of potential jurisdictional wetlands, changes in field conditions resulting from the recently constructed Flood Protection Project, and possible options for mitigation. He secured agency authorization for wetland fills in the northern portion of the park, which included restoration and enhancement of adjacent wetland and uplands to be preserved.

Contact: Barbara Stafford, Planner
CRD, City of Napa, 1100 West Street, Napa, CA 95403
7071258-7800x7444

Marin Countywide Plan Update and EIR, Marin County, September 2001 to present. Mr. Martin is currently providing technical expertise on biological and wetland related-issues as Marin County updates their Countywide Plan. He prepared the Background Technical Report for the plan, summarizing existing resources, regulatory framework, and adequacy/deficiencies of the current General Plan. He directed County GIS staff in developing resource mapping of biological and wetland resources throughout Marin County. He attended public workshops, worked closely with staff in evaluating policy options, and drafted new language for the Biological Resources section of the Natural Systems Element of the Countywide Plan. He completed the Biological and Wetland Resources section of the EIR and is assisting staff as they evaluate options for implementing identified programs.

Contact: Tim Haddad, Environmental Coordinator, Marin County
Marin CDA, 3501 Civic Center Drive, San Rafael, CA 94903
415/499-6274

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JAMES A. MARTIN
SUMMARY OF QUALIFICATIONS AND EXPERIENCE

Education

B.S. in Biology, 1981, University of California at Berkeley
B.A. in Art Practice, 1981, University of California at Berkeley

Experience

- 1983 - Date ENVIRONMENTAL COLLABORATIVE, Emeryville, California. Principal. Principal of environmental consulting and natural resource management firm with office located in Emeryville, California. Providing environmental consulting, planning, research, and documentation for both public and private sectors, specializing in biological and wetland resource assessment and management services. Biological and wetland services include assessments for proposed development applications and transportation plans, preparation of habitat conservation and mitigation plans, and consultation with jurisdictional agencies.
- Involved in preparation of over 200 environmental assessments, mitigation plans, planning studies, and related documentation. These include county and city general plans, specific plans, new community plans, development applications for residential, commercial, and industrial uses, public facility assessments, and open space and natural resource management plans. Mr. Martin has also served as vegetation specialist for two geologic hazard abatement districts in Contra Costa County, collectively overseeing vegetation management of over 3,000 acres of open space.
- 1983 ENGINEERING-SCIENCE, Berkeley, California. Environmental Scientist. Responsible for data gathering and analysis, preparation of environmental assessments and documents.
- 1981 - 1983 LARRY SEEMAN ASSOCIATES, Berkeley, California. Environmental Analyst. Responsible for preparation of environmental documents and supervision of environmental studies for sites located throughout northern California. Experience included research and data collection, field surveys and reconnaissance, report preparation and review, project management and personnel coordination.
- 1981 U.S. FOREST SERVICE, Pacific Southwest Forest & Range Experiment Station, Berkeley, California. Research Technician. Involved in data collection and analysis, related primarily to use of ornamental vegetation in urban settings.
- 1979 UNIVERSITY OF CALIFORNIA, Los Angeles, Department of Geology. Field Assistant. Conducted vegetation analysis of California north coast sage scrub vegetation type.

LSA

LSA ASSOCIATES, INC.

CHRISTIAN GERIKE

PRINCIPAL
CULTURAL RESOURCES MANAGER
REGISTERED PROFESSIONAL ARCHAEOLOGIST

EDUCATION

M.A. 2005, Cultural Resources Management, Sonoma State University, Rohnert Park, CA
Thesis: *Managing the CRM Archaeology Project.*

B.A., 1984, Anthropology, Geography Minor, Sonoma State University, Rohnert Park, CA

PROFESSIONAL EXPERIENCE SUMMARY

Thirty years of research, field, and management experience, including cultural resources consulting with public and private sector clients and Native Americans, project and operations management, and directing field and research projects.

Director of numerous cultural resources studies, with prehistoric and historical archaeological survey and excavation, research, historical architecture survey, cultural resource evaluation, and management experience on hundreds of projects throughout California. Study areas range from less than an acre to 1000s of acres, in urban, rural, and wilderness settings.

Extensive experience with literature searches, and research of archaeological, cartographic, environmental, ethnographic, historical, and contemporary data. Research has been conducted at numerous city, county, state, and federal libraries, and information repositories.

PROFESSIONAL POSITIONS

Cultural Resources Manager, LSA Associates, Inc., environmental planning consultants, Point Richmond, CA, 1999-present.

Projects Coordinator. Anthropological Studies Center, Sonoma State University, cultural resource consultants, Rohnert Park, CA 1994 to 1999.

Co-owner/Operations Manager, Stewart/Gerike Consultants, cultural resources consultants, Mountain Ranch, CA 1992-1994.

Senior Staff Archaeologist/Operations Manager, Archaeological Services, Inc., archaeological resource consultants, Stockton, CA 1990-1991.

Supervisor. California Archaeological Inventory, Northwest Information Center, Sonoma State University, cultural resources archives and planning, Rohnert Park, CA 1984-1990.

Project Coordinator, Anthropological Studies Center, Sonoma State University, cultural resource consultants, Rohnert Park, CA 1978-1989.

Researcher, California Archaeological Inventory, Northwest Information Center, Sonoma State University, cultural resources archives and planning, Rohnert Park, CA 1979-1984.

E. TIMOTHY JONES

CULTURAL RESOURCES MANAGER
ARCHAEOLOGIST

EXPERTISE

Cultural Resources Management
Prehistoric Archaeology
Rock Art

EDUCATION

M.A., Cultural Resources Management, 2004, Sonoma State University, Rohnert Park, CA.
Thesis: *Petroglyphs in Context: Ritual Functions of Cupule Petroglyphs in the Southern North Coast Ranges, California.*

B.A., Anthropology (magna cum laude), 1997, San Francisco State University, CA.

PROFESSIONAL EXPERIENCE SUMMARY

Ten years of research, field, and project management experience. Experience includes project coordination and field direction; public/private sector and Native American consultation; field, archival, and laboratory research on projects throughout central and northern California; Section 106 and CEQA historical resource evaluations; and CEQA document preparation. Extensive experience with CEQA and Section 106 environmental reviews. Research has been conducted at numerous city, county, and state libraries and information repositories. Four years experience in impact assessment, mitigation development for impacts to cultural resources, and the preparation of Initial Study and Environmental Impact Report sections.

PROFESSIONAL POSITIONS

Cultural Resources Manager, LSA Associates, Inc. Pt. Richmond, California. 2004-Present.

Senior Archaeological Technician, Archaeological Resources Technology, Windsor, California
2004-2005.

Archaeological Field Technician and Archival Researcher, Archaeological Research Management,
San Jose, California. 2004-2005.

Archaeological Project Leader, California Department of Parks and Recreation, Silverado District.
2001-2003.

Archaeological Field Technician, Toni Origer and Associates, Rohnert Park, California. 2000-2003

Project Review Team, Northwest Information Center, California Historical Resources Information
System, Sonoma State University. 2000-2005.

ANDREW LEE PULCHEON

SENIOR CULTURAL RESOURCE MANAGER

EXPERTISE

Prehistoric and Historical Archaeology
Cultural Resources Management
Historical Research and Evaluations
Initial Study/Environmental Impact Report Preparation

EDUCATION

M.A., Cultural Resources Management, 2000, Sonoma State University, Rohnert Park, CA
M.A., Historic Preservation, in progress. Goucher College, Baltimore, MD

B.A., Anthropology, 1994, Humboldt State University, Arcata, CA

Certificate, Land Use and Environmental Planning, 2007, U.C. Davis Extension, Davis, CA

PROFESSIONAL EXPERIENCE SUMMARY

Fourteen years of research, field, project management, and collections management experience. Experience includes project coordination and field direction; public/private sector and Native American consultation; field, archival, and laboratory research on projects throughout central and northern California; Section 106 and CEQA historical resource evaluations; CEQA document preparation; and museum curation and collections management. Extensive experience with literature and archival searches, and archaeological, environmental, ethnographic, and historical research. Research has been conducted at numerous city, county, state, and federal libraries, and information repositories. Five years experience in impact assessment, mitigation development for impacts to cultural resources, and the preparation of Initial Study and Environmental Impact Report sections.

PROFESSIONAL POSITIONS

Senior Cultural Resources Manager, LSA Associates, Pt. Richmond, CA March 2002 – present

Associate Archaeologist, Tom Origer & Associates, Rohnert Park, CA August 1994 - 2002

Acting Curator/Collections Technician, Sonoma County Museum, Santa Rosa, CA February 2000 - May 2001.

Researcher, Northwest Information Center, Rohnert Park, CA August 1999 - February 2001

PROFESSIONAL CERTIFICATION

2003 Registered Professional Historian #581. California Council for the Promotion of History, University of California, Los Angeles, California.

2002 Registered Professional Archaeologist #1 1693. Register of Professional Archaeologists, Baltimore, Maryland.

2007 American Institute of Certified Planners #21490. Washington, D.C.



AUGUSTINE PLANNING ASSOCIATES, INC.

Proposal to Prepare a Specific Plan (or Equivalent), Environmental Impact Report, General Plan and Code Amendments for a Lodi/Stockton Community Separator Including Concepts Reflected in the Armstrong Road Agricultural/Cluster Zoning Classification

Introduction:

Augustine Planning Associates, Inc. (APA) is pleased to submit this proposal to assist San Joaquin County, affected landowners and stakeholders in identifying and adopting a mutually acceptable plan to establish a community separator between Lodi and Stockton. APA's assembled team provides a wealth of experience in consensus-building and out-of-the box thinking to identify solutions to politically sensitive and complicated planning issues.

Locally, APA has overseen preparation and adoption of the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan with the San Joaquin County Council of Governments and the preparation and implementation of the Lower Mokelumne River Watershed Stewardship Plan for the San Joaquin County Resource Conservation District. APA also has overseen preparation and adoption of the City of Sonora General Plan in which all landowners were provided multiple opportunities to work with the city to identify suitable land uses resulting in a general plan adopted without landowner opposition. Similarly, APA is currently completing the final stages of adoption for the Angels Camp General Plan which also included multiple landowner notifications and meetings with landowners resulting in a single landowner protest of one of two options proposed for their property.

Understanding:

San Joaquin County desires to maintain a community separation between the incorporated cities of Lodi and Stockton centered approximately ½ mile north and ½ mile south of Armstrong Road between Highway 99 and Interstate 5.

The county wishes to continue soliciting input from the landowners within these approximate boundaries to determine the most suitable mechanism or mechanisms for maintaining a community separation between Lodi and Stockton while providing development options consistent with landowner goals to the maximum extent feasible.

The county additionally intends that the planning process include public participation involving input from landowners, non-landowners, representatives from the cities of Lodi and Stockton and other interested parties and agencies.

Some of the landowners in the potential community separation area have drafted an Armstrong Road Agricultural/Cluster Zoning Classification describing their vision for clustered development as a primary mechanism for achieving and maintaining a community separation between Lodi and Stockton. Their proposal to include clustered development within the community separator shall be included and refined throughout the planning process as one of the options available to landowners within the proposed separator.

Additional options for establishing a community separator may be considered in conjunction with public outreach, public input and as reflected by landowner interests. The primary goal of the project is to find and adopt an approach that is politically agreeable to all parties involved that will effectively maintain a community separation between Lodi and Stockton.

Project Overview:

Based on reviews of programs nationwide, the most successful community separator programs commonly employ multiple methods for achieving their goal. Augustine Planning Associates proposes a similar approach stressing landowner, public and agency input and identifying *several* different mechanisms amenable to different landowner and stakeholder segments and community interests to ensure the broadest landowner participation in establishing an effective community separator between Lodi and Stockton.

Task 1: Public and Agency Participation Program

As noted above, community separator programs achieve the greatest success where landowners and stakeholders are provided with multiple options for land development consistent with achieving community separators.

Towards that end, APA proposes multiple mechanisms for soliciting input for the plan: individual landowner notifications, at least two workshop/open house events, use of newspapers and radio, website notices and focused interest group meetings to provide for the broadest opportunity for public and agency input.

Landowner Notices. Each landowner within the target area will be notified, by mail, a minimum of three times during the planning process. It is anticipated that these mailings will include:

- a) An initial overview of the program, its purpose, and a solicitation of input relative to the landowners' future plans for their land, options that might be considered consistent with establishing a community separator and a request for other suggestions. The initial notice will include an invitation to a workshop/open house to learn more about the project goals, options, and provide opportunities for one-on-one discussions with landowners about the program. The initial notification also is expected to include a return mail envelope and check-the-box indicator of landowner preferences, concerns or suggestions relative to the community separator.
- b) The second notice is expected to occur in conjunction with the release of a draft plan and include an announcement for the second workshop/open house.
- c) The third notice is planned to notify landowners of upcoming public hearings relative to the plan.

Stakeholder/Agency Input. In addition to landowner notices, APA will notify advisory agencies and stakeholders to gather input related to issues, concerns or opportunities that may be identified.

Workshop/Open Houses. A minimum of two workshop/open houses will be held during the planning process. The first will review optional land uses consistent with community separators, describe community separators and solicit input from affected landowners and agencies. The second workshop will present the draft plan and invite additional comments and input. It is expected that the workshop/open houses will occur across a broad enough time period to accommodate most landowner and stakeholder schedules and will likely be held at a nearby location (e.g., Micke Grove Park).

Focused Interest Meetings. Based on responses received at the two planned workshop/open houses; up to six target meetings will be held with landowner groups, agencies or stakeholder interests desiring additional input in the process and focused on their specific interests.

Internet. APA will work with San Joaquin County to prepare text and other means of providing information and soliciting input on the county website including information about the program and contact information for the public, landowners, agencies and stakeholders to provide additional input. APA will be available to field all calls on behalf of the county related to the project.

Media. Workshop/Open Houses will be advertised in the Stockton, Lodi, and San Joaquin County newspapers and on local radio stations. APA will prepare all press releases and contact the media for stories in advance of open houses and other media opportunities.

Deliverables: Copies of landowner mailers, summary minutes of focused interest meetings, sign-in sheets, press releases, advisory agency/stakeholder notices

Task 2: Prepare Plan

As noted, APA proposes considering and investigating, through public and agency input; *several* different mechanisms for establishing a community separator. This approach will ensure the broadest landowner participation in, and public support for, establishing an effective community separator between Lodi and Stockton.

In conjunction with the public participation program; tools to be introduced, discussed, refined and potentially included in the overall plan include, but are not limited to:

- Refining the proposed Armstrong Road Agricultural/Cluster Zoning Classification approach to ensure the provision of sufficient open space meeting both landowner needs and fulfilling the county's goal of achieving a community separator. Successful models using the basic concept of clustering to establish community separators will be presented and discussed through the public participation program to identify which of the numerous approaches is most likely to encourage landowner participation while achieving sufficient open space to achieve county goals. In general, the most successful programs using clustered development in community separators employ a sliding scale in which permissible densities increase as open space maintenance areas increase.
- Identifying landowners in the target area interested in participating in the preservation of agricultural lands through the county's agricultural preservation program.
- Identifying landowners in the target area interested in selling conservation easements in conjunction with the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan.

- Transfer of development rights
- Identifying sites for potential wetland (or other biological) mitigation banking
- Identify opportunities for joint school/public recreation facilities
- Tax incentives (Present Use Value Program), Limited Development Plans, Land Exchanges, and related programs
- Identifying conditions under which exceptions may be granted for limited development in some areas of the community separator (e.g., overwhelming public benefit)
- Other options as may be identified through the public and agency participation program.

These options will be refined and expanded based on public, landowner, stakeholder and agency input.

In addition, the plan will address issues necessary to implement the overall approach potentially including, but not limited to, ongoing outreach to landowners, and identifying entities qualified to oversee the varying aspects of program implementation (e.g., implementing agreements, easement purchases, overseeing recreational uses).

It is anticipated that the resulting plan may not lend itself to the Specific Plan format as prescribed by state law. For example, agricultural or wildlife conservation easements generally do not lend themselves to the Specific Plan format. It is likely that a general plan amendment with the introduction of a new general plan land use designation will be included in the Plan potentially without following the Specific Plan format—dependent upon agency, community and landowner input. This proposal includes costs and hours necessary to complete a general plan amendment with the option, after the overall plan is formulated from public input, of revising this proposal to address preparation of a more involved document, such as a Specific Plan, if warranted.

Deliverables: Administrative Draft Community Separator Plan, Draft Community Separator Plan, Final Community Separator Plan; Administrative Draft, Draft and Final General Plan and Zoning Maps

Task 3: Revisions to the General Plan/Zoning Maps/Development Title

In conjunction with preparing the Community Separator Plan, APA will prepare the draft general plan land use designation(s) and zoning districts text necessary for plan implementation. If additional changes to the county's development title are required to reflect special development standards, APA shall draft language necessary for amending applicable sections. APA shall use the format of the pending San Joaquin County General Plan (Update), Zoning and Development Title formats.

Deliverables: Administrative/Draft/Final: General Plan Land Use Designation(s) description and text; Zoning Designation(s) text as necessary for new land use designation(s); modifications to the county development title, as necessary; proposed general plan land use and zoning maps, as necessary

Task 4: Technical Studies for EIR and in Support of Plan

APA will oversee preparation of the following technical studies/constraints analyses in support of an Environmental Impact Report sufficient to adopt the Community Separator Plan and its associated general plan land use designation, zoning and development title amendments. These studies also will address potential constraints and opportunities that may be applicable to the Community Separator Plan (e.g., opportunities for wetland banking)

4.1 Air Quality Analysis/Global Climate – Potential Impacts (Kd Anderson and Associates)

The study will include a generalized analysis and quantification of the potential air quality impacts and project contributions to global warming based on the addition of adding up to 855 residential equivalents and associated land uses in the project area and including a discussion of mitigation to reduce identified impacts to both air quality and impacts associated with global climate change.

4.2 Transportation Study (Kd Anderson and Associates)

A base study projecting potential traffic impacts and identifying mitigation alternatives based on an assumption of up to 855 residential equivalents and associated land uses added within the project area.

The County's traffic analysis in support of the county's General Plan update will be available to Consultant for analysis of transportation-related impacts for this project.

San Joaquin County traffic modeling will be used for this project. Consultant requests that San Joaquin County run the model for Consultant to ensure consistent modeling. Should other agencies require preparation of an alternative model or use of alternative data, Consultant can provide this service at additional cost.

4.3 Cultural Resources Constraints/Opportunities (Francis Heritage Services/Foothill Resources Ltd.)

A cultural resources constraints/opportunities analysis shall be prepared including:

- A formal records search at the California Historical Resources Information System, Central California Information Center, at California State University, Stanislaus will be done. Cultural resource reports available at San Joaquin County Community Development Department may also be perused.
- Consultation by letter with the Native American Heritage Commission and their referrals as well as a follow-up telephone call to each Native American consultant to elicit information about issues relevant to the study area.
- An investigation into previously published and archival materials relating to the history of the survey area, including historical maps in the offices of the San Joaquin Surveyor, the historical Assessor's Plats in the archives of the San Joaquin County Historical Society and Museum, and various histories located in the libraries of the investigators and the Cesar Chavez Library. This will not include a title search.

- A windshield survey of the area to determine extant historic structures and features. One day is also planned to visit known archaeological sites, if any are present.
- Consultations with informants with pertinent information regarding the area and its structures.
- Preparation of a report which includes cultural background information based on the record search and previously published ethnographic and archaeological studies. It will identify areas of potential sensitivity, and contain tabular data presentations along with maps depicting resource locations. The historic component of the report will include a contextual historical background, research on the survey area, and results of the windshield survey, with a preliminary evaluation of the eligibility for listing in the California Register of Historical Resources (CRHR) of any properties that meet the CRHR criteria, based on architectural integrity or historical significance. The report will be of sufficient detail to serve as baseline information for further work in the future (within three years). No archaeological survey will be done, but may be added as an option, if desired.

4.4 Biological Constraints/Opportunities (Augustine Planning Associates, Inc.)

A biological constraints/opportunities analysis will be prepared including a windshield survey of the properties, review of aerial photos, California Natural Diversity Database and United States Fish and Wildlife database search, a review of **San** Joaquin County Multi-Species Habitat Conservation and Open Space Plan database and other pertinent data. Potential sites for mitigation banks may be identified through the process. Biological constraints also will be broadly identified in the report.

4.5 Water Supply Capabilities (on-site) & Wastewater Capabilities (on-site) (Questa Engineering)

A study to assess the potential impacts associated with the addition of on-site wells and on-site septic systems for up to 855 residential equivalents and associated land uses. Mitigation measures will be identified, as feasible.

4.6 Hazardous Materials/Sites Constraints Analysis (M.J. Kloberdanz & Associates)

- A review of regulatory and investigative records search provided by an outside source and collected from various government data basis (within one half mile of the site)
- A review of documents in the chain of title if provided by landowners;
- Visual survey of the area (within one half mile of the site) to note facilities which may use chemicals or materials which, by their nature, present a potential concern for the site;
- Review of any client provided "as-built" drawings, infrastructure/utility plans, aerial photographs;
- Preparation of a report of findings including a qualitative evaluation, mapping, photographs, and recommendations for additional investigation, if potential concerns are identified.

Deliverables: Draft: Air Quality Analysis and Global Climate Change Analysis; Transportation Analysis; Cultural Resources Constraints/Opportunities Analysis; Biological Constraints/Opportunities Analysis; Water Supply capabilities (on site) analysis; wastewater capabilities (on-site) analysis; Hazardous Materials Constraints Analysis NOTE: Comments to Draft technical studies will be incorporated in final technical studies accompanying the Draft EIR

Optional Task APA will coordinate preparation of a Cost Analysis (through Hausrath & Associates) of alternative methodologies and tools proposed pursuant to the Plan, if necessary and desirable to evaluate the comparative costs and benefits of Plan alternatives.

Task 5: EIR Preparation (Program EIR)

A project level environmental impact report sufficient to waive all future requirements and evaluations pursuant to the California Environmental Quality Act (CEQA) and/or to render discretionary projects as ministerial is not proposed in conjunction with this proposal for the following reasons:

- Limited access to properties will constrain the analysis of potential impacts to a project level
- Pending legislation could render environmental analyses obsolete after 5 years (i.e., unless potential development is imminent, the EIR could be outdated before program or project implementation)
- Uncertainty related to project design
- Inability to avoid potentially costly mitigation measures that could otherwise be avoided based on project specific design to avoid impacts (i.e., lack of knowledge of specific project designs)

Instead, a Program EIR, as described in Section 15168 of the California Environmental Quality Act (CEQA) Guidelines will be prepared because it offers several advantages best suited to the level of information available and the implementation process and development schedule for the anticipated Plan. Specifically, a Program EIR can be used with later activities. Subsequent activities under the Community Separator Plan will be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared. If a later activity has effects that were not examined in the Program EIR, a new Initial Study is prepared leading to either an EIR or a Negative Declaration. If, pursuant to Section 15162 of the State CEQA Guidelines, no new effects will occur or no new mitigation measures would be required, the county can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.

An administrative draft, draft and final EIR meeting all statutory requirements of CEQA will be prepared. A mitigation monitoring and reporting plan will be included with the document.

It is noted that potential impacts may not be mitigated to a level of less than significant for all impacts identified in the EIR and that a statement of overriding considerations related to cumulative and/or direct or indirect impacts may be required. The cost of preparing a statement of overriding considerations is not included in this proposal, but can be provided by APA at additional cost.

Deliverables: Notice of Preparation; Administrative Draft, Draft and Final Environmental Impact Report; Staff report for the Final EIR Draft Notices for and attendance at Draft EIR Open House; Final Technical Studies

Optional Task: APA will prepare an initial study checklist prior to commencing preparation of the Administrative Draft EIR if not waived by the county

Task 6: Adoption Hearings and Final Revisions

APA will assist the county in preparing all public notices and staff reports in conjunction with public hearings to consider the Community Separator Plan and its supporting environmental documents. APA will attend all adoption hearings.

Upon Plan adoption, APA shall incorporate all final revisions to the Plan, general plan land use and zoning designations and text, general plan and zoning maps and development title amendments for incorporation in the San Joaquin County General Plan, Zoning Code and Development Title.

Deliverables: Draft Public Notices, Draft and Final Staff Reports, Meeting Attendance; Final Revisions of all work products incorporating final comments through adoption

Task 7: Project Oversight/Coordination

Amy Augustine, Augustine Planning Associates (APA) will have primary oversight of all activities and team members pursuant to this proposal and shall serve as a single-point of contact. APA will maintain regular contact with the San Joaquin County Community Development Department to discuss ongoing and planned activities pursuant to this proposal.

Proposed Schedule (Detailed Schedule Follows):

Tasks shall be completed within **18** months of receipt of written notice to proceed. Delays not under the control of APA shall nullify this timeline. It is noted that a transportation analysis for this project will rely upon traffic analysis completed in conjunction with the county's update of its general plan. Delays in producing that document could result in delays (or additional costs to avoid delays) associated with project completion.

Detailed Project Schedule

Task	Nov08	Dec08	Jan09	Feb09	Mar09	Apr09	May09	Jun09	Jul09	Aug09	Sep09	Oct09	Nov09	Dec09	Jan10	Feb10	Mar10	Apr10
1 Participation Mailouts, Workshops																		
2A Admin Plan																		
2B Draft Plan																		
2C Final Plan																		
3. GP/Zoning Revisions																		
4. Technical Studies																		
5A. IS/NOP																		
5B. ADEIR																		
5C. DEIR/a/																		
5D. AFEIR																		
5E. FEIR																		
6 Hearings, Final																		
7. Oversight																		

/a/ Includes 45 day review

Task	APA	KdA	Team Member Hours			FRA
			QE	FHS		
1.0 Public Participation & Outreach	80					
2.0 Formulate Plan	0					
2.1 Administrative Draft Plan	440					
2.2 Draft Plan	220					
2.3 Final Plan	160					
3.0 General Plan, Zoning, Development Title Amendments	80					
4.0 Technical Studies	0					
4.1 Air Quality/Global Warming		170				
4.2 Transportation		335				
4.3 Cultural Resources	0					
4.3.1 Cultural Resources-Archaeology						66
4.3.2 Cultural Resources - Historical						
4.4 Biological Resources	20					
4.5 Water Supply, Wastewater			300			
4.6 Hazardous Materials (Phase I)						
5.0 Environmental Impact Report						
5.1 Administrative Draft EIR	440					
5.2 Draft EIR	220					
5.3 Final EIR	160					
6.0 Public Hearings, Meetings in Addition to Public Outreach	80					
7.0 Project Oversight/Coordination	120					
	Subtotal	2020				
8.0 Contingency 10%	0					
9.0 Reimbursable Costs: Postage, Copies, Mileage, CCIC fee, 100 c	0					
	Total	2020	505	300		66

/a/ Includes records search for approx. 2500 parcels. 20 hrs @ \$125/hr; 10 hrs @ \$55/hr

/b/ Includes Central CA Information Center Records Search charges \$1200, Mileage & costs - \$193

/c/ Includes 56 hrs @ \$89, 34 hrs @ \$66, 2 hrs @ \$39 and \$188 costs

Assumptions:

1. The project description will not materially change. Significant changes to the project description may require amendments to this proposal and additional costs.
2. The project boundaries will not materially change. Significant changes to the project boundaries may require amendments to this proposal and additional costs.
3. The County will provide Consultant with four sets of mailing labels for all landowners within the target zone (labels will include Assessor's Parcel Numbers).
4. The County will provide Consultant with a list of all landowners, assessor's parcel numbers (with acreages) included in the target study area. APA can provide this service at additional cost.
5. The County's traffic analysis in support of the County's General Plan update will be available to Consultant for analysis of transportation-related impacts for this project.
6. San Joaquin County traffic modeling will be used for this project. San Joaquin County will run the model for Consultant for this project at no cost to Consultant. Should other agencies require preparation of an alternative model or use of alternative data, Consultant can provide this service at additional cost.
7. The County will allow access by the project team to environmental documents and studies that may be applicable to this project.
8. San Joaquin County will prepare all GIS General Plan Land Use and Zoning Maps necessary for the proposed project. APA can provide this service at additional cost.
9. Ultimate increases in project density for new development in the target zone will not exceed 855 residential housing equivalents.
10. Consultant shall have the option to revise the scope and costs for completing the Administrative Draft, Draft and Final EIR after the final project is defined through public input (i.e., Draft Plan is accepted by the County)
11. Consultant shall have the option to revise this scope and costs upon completing the public outreach phase of this project if the County and Consultant agree that the format of the Plan should be other than provided herein.
12. All work products shall be produced using Word and CDs shall be provided with both Word and .pdf versions of documents. Existing documents unavailable in electronic form will be scanned and forwarded as .pdf.
13. The county will distribute the Draft EIR and Final EIR. APA can provide this service at additional cost.
14. Administrative Draft EIR review comments will not exceed five pages and shall be consolidated in a single response to Consultant. One round of review will be completed unless additional revisions are agreed to by County and Consultant at a potential additional cost.
15. This cost proposal provides for no more than 20 comments to the Draft EIR to be incorporated in the Final EIR.
16. If the need for additional technical studies or technical studies of a broader scope than defined herein is identified during EIR scoping, Consultant shall provide an additional scope and cost to the County.

Other:

This proposal remains in effect until contract execution or until December 31, 2008, whichever occurs first.

AUGUSTINE PLANNING ASSOCIATES, INC.

Amy L. Augustine, AICP

EXPERTISE

Regional Planning
General Plans
Specific Plans
Watershed Planning
Consensus Building
Community Involvement
Project Coordination and Facilitation
Project Management and Design
Grant Writing and Administration
Environmental Documentation

RELATED PROJECTS COMPLETED FOR:

City of Sonora
City of Angels (Angels Camp)
City of Oakdale
Tuolumne County
Calaveras County
Amador County
Stanislaus County
San Joaquin County
San Joaquin County Resource Conservation District
Tuolumne County Resource Conservation District
San Joaquin Council of Governments
Pacific Gas & Electric

EDUCATION

B.A., Biology - California State University, Sacramento (1984)

WORK EXPERIENCE

Tuolumne County Community Development Department - Senior Planner (1988-1994)
Augustine Planning Associates, Inc. (1994 – Present)
Angels Camp, Planning Director (2001 -2003)

SUMMARY OF RELEVANT EXPERIENCE

CEQA and NEPA Documents

Managed, prepared, and edited all levels of environmental documents from categorical exemptions/exclusions through mitigated negative declarations/expanded initial studies/environmental assessments and Environmental Impact Reports/Environmental Impact Statements pursuant to the California Environmental Quality Act, National Environmental Policy Act and other applicable laws. Representative experience includes preparing:

Mitigated Negative Declaration: South Oakdale Industrial Specific Plan

Environmental Impact Report/Environmental Impact Statement: *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (2000-2002)

Environmental Impact Report: City of Sonora General Plan (2005-06)

Environmental Impact Report: Angels Camp General Plan (2007-08)

Caltrans (NEPA and NEPA/CEQA): Preliminary Environmental Studies (PES), Natural Environment Studies (NES) for Stanislaus County Department of Public Works, Tuolumne County Department of Public Works and Engineering Services, San Joaquin County Department of Public Works and City of Oakdale

Community Development Block Grant Categorical Exclusions: City of Oakdale (Public Works)

Indian Community Development Block Grant – HUD Categorical Exclusion, Mariposa Amador Calaveras Tuolumne (MACT) Health Board, Inc.

Hundreds of environmental documents prepared as a planner at the Tuolumne County Community Development Department (1988-1994)

All environmental documents prepared as Planning Director, Angels Camp (2001-2003)

San Joaquin County Multi-Species Habitat Conservation and Open Space Plan

Ms. Augustine served as Project Coordinator from 1994-2001, preparing the San Joaquin County Multi-Species Habitat Conservation & Open Space Plan for the San Joaquin County Council of Governments on behalf of the cities of Stockton, Tracy, Lodi, Manteca, Lathrop, Ripon, Escalon and San Joaquin County. She was charged with oversight of all aspects of the planning process including drafting the regional plan to replace ongoing litigation between developers, environmental groups and state regulatory agencies with a streamlined development process resulting in the preservation of habitat for nearly 100 special status wildlife species.

The resulting plan, requiring approval of state and federal regulatory agencies, as well as the community, was unanimously adopted by all members of the county's seven city councils and the San Joaquin County Board of Supervisors in February, 2001. The United States Fish and

Wildlife Service and the California Department of Fish and Game endorsed the plan with the issuance of permits in July, 2001. The resulting San Joaquin County Multi-Species Habitat Conservation and Open Space Plan is the largest Multi-Species Habitat Conservation and Open Space Plan in Northern California and establishes the first-of-its-kind, nationwide, neighboring land protection program.

Ms. Augustine staffed both a Policy and Technical Advisory Committee focusing diverse stakeholders on critical issues and building consensus among the often factious groups to identify solutions acceptable to the community's development, environmental, agricultural, and other interests while fulfilling local, state and federal regulatory criteria. Ms. Augustine was also responsible for identifying and securing funding to assist in plan preparation and prepared both CEQA and NEPA documents in support of plan adoption.

Lower Mokelumne River Watershed Stewardship Plan

Ms. Augustine served as Special Projects Manager for the San Joaquin Resource Conservation District where she oversaw initiation of the CALFED-funded Lower Mokelumne River Watershed Stewardship Program (2000-2003). Her duties included organizing and staffing a community-based steering committee guiding plan development and including representatives from agriculture, recreation, education, development, business, conservation, cultural resources, private landowners, public agency representatives and other stakeholders. She was responsible for drafting the Lower Mokelumne River Watershed Stewardship Plan identifying goals, policies and implementation programs providing the framework for actions to further the health of the watershed integrating education, agriculture, biological resources, water quality, flood management, cultural resources, economic development, emergency services and fire prevention. Amy was responsible for securing funding for and hiring a full-time watershed coordinator to implement the plan and for hiring a production consultant and overseeing community involvement in making the program's award-winning public education and outreach video. The program generated considerable community interest, support, and participation and continues to spawn numerous citizen-initiated watershed programs and public/private partnerships. The success of the program has resulted in ongoing funding through CALFED for plan implementation including multiple education and habitat restoration programs.

City of Sonora General Plan

Ms. Augustine prepared the Sonora 2020 General Plan under the guidance of the City of Sonora Planning Committee. She is responsible for drafting, gathering public input for, and preparing all general plan elements and supporting documents including the Land Use, Circulation, Housing, Conservation & Open Space, Noise, Safety, Public Facilities & Services, Air Quality, Cultural Resources, Economics, Community Identity and Recreation Elements. She organized a public open house to encourage one-on-one discussions with landowners regarding land use decisions associated with the plan. The general plan process included production of full coverage globally-positioned aerial photographs and topographic maps of the city and the city's sphere of influence for use in the general plan process and to assist in guiding all future development within the city. This task was completed by Augustine Planning Associates in association with Golden State Surveying & Engineering. Ms. Augustine is currently completing the draft environmental impact report for the project.

City of Angels General Plan

Ms. Augustine prepared the City of Angels 2020 General Plan under the guidance of a special planning committee formed to provide input into the planning process. She is responsible for drafting, gathering public input for and producing all general plan elements and supporting documents including the Land Use, Housing, Circulation, Economic Development, Community Identity, Parks & Recreation, Conservation & Open Space, Noise, Air Quality, Public Safety, Public Facilities & Services, and Cultural Resources elements. She organized a public open house to encourage one-on-one discussions with landowners regarding land use decisions associated with the plan. Ms. Augustine is currently completing the draft environmental impact report for the project.

Tuolumne County General Plan Environmental Impact Report

Ms. Augustine participated in a three-member team preparing the draft and final environmental impact reports in support of the 1996 Tuolumne County General Plan.

Calaveras & Amador County Housing Elements

Ms. Augustine organized and headed community groups to provide input for the Calaveras and Amador County Housing Elements. She prepared the housing elements for both Calaveras and Amador Counties. Both elements have been certified by the State of California and were adopted by both counties.

South Oakdale Industrial Specific Plan

Ms. Augustine recently completed environmental documentation in support of a 520± acre annexation to the City of Oakdale to expand industrial development south of the existing city limits with the addition of a projected 10,000 jobs. Circulation issues associated with pending and yet-to-be developed plans for regional and local roads (involving Caltrans, Stanislaus County, the Stanislaus Association of Governments and the City of Oakdale), rail systems and an extensive system of bicycle and pedestrian trails citywide; were a primary component of the environmental review process.

Pacific Gas & Electric San Joaquin Valley Operation & Maintenance Habitat Conservation Plan

At the request of PG&E, Ms. Augustine was hired by Jones & Stokes to design and direct the public outreach program in conjunction with Pacific Gas & Electric's San Joaquin Valley Operation & Maintenance Habitat Conservation Plan addressing avoidance and minimization measures to protect wildlife during PG&E maintenance and operation activities. The plan area encompasses the San Joaquin Valley region from San Joaquin County in the north to Kern County in the south.

In addition to the preceding projects, Ms. Augustine has:

- Managed, prepared, and edited all levels of environmental documents including Environmental Impact Reports and constraints analyses for both site specific and regional plans, pursuant to the California Environmental Quality Act, Federal Endangered Species Act, California Endangered Species Act, U.S. Army Corps of Engineers regulations, National Environmental Policy Act and other laws

- Prepared and presented multi-media public information programs and provided staff representation at numerous public hearings before local and state agency boards and commissions in association with controversial private development projects and public plans
- Initiated agency consultation and consensus building with both private and public individuals and agencies including Caltrans, the California Department of Fish and Game, U.S. Fish and Wildlife Service, Local Transportation Commissions, local public interest groups, citizen advisory groups, area planning commissions and others
- Researched, wrote and prepared project designs for both project specific and regional plans with an emphasis on identifying alternatives acceptable to community members and public agency officials
- Staffed and guided consensus building for local planning commissions including the Jamestown Area Planning Commission, Columbia Area Planning Commission, and the Tuolumne County Historic Preservation Review Commission
- Supervised and managed consultant teams for both project specific and region-wide planning efforts

ADDITIONAL COURSEWORK:

Economics – Columbia Community College

Entomology - CSU, Stanislaus

Geology - UC Davis

Geographic Information Systems and Mapping – CSU Stanislaus

Field Geology, Oceanography, Meteorology, Astronomy – Columbia Community College

Journalism – UC Berkeley Extension

CERTIFICATES

American Institute of Certified Planners (AICP)

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners (AICP), Member

Association of Environmental Professionals, Member

American Planning Association, Member

ASSOCIATES

Augustine Planning Associates, Inc. provides comprehensive environmental documentation services. APA works in association with small firms specializing in environmental documentation in Calaveras, Tuolumne, Stanislaus, San Joaquin and Amador Counties. Focused environmental studies including biological and cultural resources studies generally are completed in association with Francis Heritage Services, Area West Environmental, and Strange Aquatic Resources. Phase I Hazardous Materials Studies generally are completed in association with Michael J. Kloberdanz, Associates. Traffic Studies generally are completed in association with KdAnderson & Associates.

KD ANDERSON TRANSPORTATION ENGINEERS

Wayne Shijo – Project Manager

Education	University of California at Davis, B.S., (Environmental Planning and Management), 1977
Professional Associations	Institute of Transportation Engineers, Past President, Northern California Section

Experience

Mr. Shijo has **26** years of experience providing transportation and air quality analysis services to public agencies and private clients throughout the west coast, focusing on Central California. The vast majority of these analyses have been prepared for inclusion in environmental compliance documents. He has managed the traffic and air quality analyses of many transportation facilities and land use development projects, and conducted travel forecasting using computer simulation models. His relevant traffic analysis, travel forecasting, and air quality analysis experience includes the following:

Traffic Analysis

Mr. Shijo has analyzed the effects on traffic operations of a wide range of projects including general plans, specific plans, roadway facilities, utility and infrastructure projects, and individual residential, office, commercial, industrial and recreational developments. Examples of land use development projects include preparing: a traffic impact analysis of a proposed Hampton Inn and Suite in the El Dorado Hills area; a traffic impact analysis of a 414,000 square foot retail commercial project in Stockton; the traffic analyses of several proposed elementary schools and high schools in the Sacramento area; a detailed parking study of California State University, Sacramento; a traffic analysis of a 25-acre church complex in Elk Grove, which includes a 120,000 square feet sanctuary and a kindergarten-through-college school complex; and the transportation portion of a master plan for Western Washington University in Bellingham, Washington. Examples of infrastructure projects include: a traffic study for the Latrobe Road Widening Project in the El Dorado Hills area; a study of the traffic-related construction period impacts of a pipeline along Silva Valley Parkway; an analysis of the traffic, circulation, and safety effects of replacing the Franklin Boulevard/Thornton Road bridge over the Mokelumne River at the Sacramento/San Joaquin county line, which included an assessment of the potential effects of the bridge replacement on traffic operations, truck traffic, vehicle and pedestrian/bicycle safety, and vehicle line-of-sight; traffic analysis of improvements to several arterial roadways, including Bradshaw Road and Calvine Road; traffic impact analysis of the Sunrise Cogeneration Facility in western Kern County, which focused on the effects on traffic operations during the project construction period; an analysis of the traffic and circulation effects of a six-story parking structure at Sacramento International Airport; a traffic study of an intermodal transportation center in Healdsburg; and the widening of Road **80** in Tulare County, and arterial between Avenue 416 in Dinuba and State Route **198** in Visalia. Mr. Shijo recently completed the traffic analysis and Circulation Element for the City of Morgan Hill General Plan Update, which involved the analysis of the traffic-related effects of several land use alternatives on 35 intersections and 40 roadway segments, and involved an extensive long-range planning and public involvement process to develop a roadway network that would serve future year travel demand.

Travel Forecasting

Mr. Shijo has extensive experience developing and applying computer simulation models to prepare travel demand forecasts. He has used the Sacramento regional transportation model to analyze the widening of Latrobe Road in the El Dorado Hills Area, and to analyze the construction-period effects of raising the height of Folsom Dam, which would temporarily close Folsom Dam Road and result in the diversion of traffic between eastern Sacramento County and western El Dorado County. Mr. Shijo has also used the Sacramento Area Council of Governments (SACOG) SACMET regional transportation model to develop travel forecasts for the analysis of several land use development and roadway widening projects throughout the Sacramento area. He has applied the City of Stockton traffic model to develop background travel forecasts, used in the traffic impact analysis of several projects in the Stockton area. He has used the Stockton traffic model to assess changes in both land use development, and the roadway network. He has been responsible for preparing travel demand forecasts for the Morgan Hill General Plan Update, which has involved developing and applying a version of the Santa Clara County Valley Transportation Authority (VTA) traffic model. The VTA model was modified with detail added to the land use data and roadway network, focused on the Morgan Hill area. Mr. Shijo has applied the Association of Monterey Bay Area Governments (AMBAG) traffic model to prepare an air quality conformity determination. While previously employed by SACOG, Mr. Shijo was responsible for managing SACOG's transportation modeling program, where he was responsible for developing new travel forecasting models and methods, and was responsible for updating existing travel demand models. Mr. Shijo is familiar with the MINUTP, TP+, TMODEL2, and TRANPLAN modeling packages.

Air Quality Analysis

Mr. Shijo has analyzed the air quality impacts of land use developments, roadway projects, and other infrastructure projects, using computer modeling techniques. He has extensive experience applying analysis approaches specified in the El Dorado County Air Pollution Control District "Guide to Air Quality Assessment", and the Sacramento Metropolitan Air Quality Management District document "Guide to Air Quality Assessment for the Sacramento Region"; the University of California Davis, Institute of Transportation Studies (UCD/ITS) document "Transportation Project-Level Carbon Monoxide Protocol", and the San Joaquin Valley Air Pollution Control District document "Guide for Assessing and Mitigating Air Quality Impacts". He has prepared carbon monoxide impact analyses of specific intersections and areawide networks, analyzed regional ozone precursor emissions, determined the consistency of projects with policy plans, and developed new analysis techniques. He has extensive experience using air quality models including CALINE4, CAL3QHC, ISCST3, BURDEN, DTIM, EMFAC, MOBILES, and URBEMIS. He has developed special-purpose FORTRAN programs and electronic spreadsheet applications for air quality analyses.

Mr. Shijo's recent air quality analysis experience includes: an air quality analysis of impacts associated with construction of the Bass Lake Tank and Waterline project, prepared for the El Dorado Irrigation District and EDAW; preparing an air quality technical report on the Cameron Park East Shopping Center, which is located on the former "Sam's Town" site; preparing an air quality study of the Pine Hill Business Park, which is located southeast of the Cameron Park drive interchange on U.S. Highway 50; preparing an EIR air quality section and stand-alone air quality technical report on improvements to the Northgate Boulevard interchange on State Route 160, which involved use of the CALINE4 microscale dispersion model; preparing an air quality technical report on improvements to the intersection of Auburn Boulevard/Old Auburn Road and Sylvan Road, which involved application of the screening approach presented in the UCD/ITS "Transportation Project-Level Carbon Monoxide Protocol" document; preparing the air quality portions of three environmental impact reports (EIRs) on the widening of

Elkhorn Boulevard, Walerga Road, and Don Julio Boulevard in the North Highlands community; preparing the air quality portion of an EIR and a stand-alone air quality technical study on the City of Sacramento's Southeast Area Transportation Study (SEATS) project, including analysis of both the full SEATS project and analysis of the Phase 1 improvements in the area of the intersection of Power Inn Road and Folsom Boulevard; preparing the air quality portion of environmental document on the expansion of the Sacramento County Primary Care Clinic; preparing the air quality portion of an initial study/negative declaration and an air quality technical study for the City of Sacramento on the proposed Arena Boulevard interchange on Interstate 5, which would serve the rapidly-developing North Natomas Community; preparing the air quality portion of an EIR on the replacement of two bridges on Franklin Boulevard/Thornton Road at the Sacramento/San Joaquin County Line, including estimating emissions associated with the demolition of the existing bridge structures; preparing an air quality study of improvements to the Madison Avenue Interchange on Interstate 80; preparing the air quality portion of an EIR on a 414,000 square foot retail commercial project in Stockton; and preparing the air quality portion of an EIR on amendments to the Sacramento County General Plan, including changes to the planned build-out and functional classification of several arterial roadways. Mr. Shijo has also prepared air quality analyses of the following projects: the Vineyard Springs Comprehensive Plan in Sacramento County, which included a mix of urban land uses including approximately 6,500 dwelling units, 200,000 square feet of office space, and neighborhood commercial, schools, and open space/recreational uses; the Bolsa Chica project in Orange County, which included approximately 1,700 acres of residential development and wetland restoration; expansion of the Kiefer Landfill, the major municipal solid waste disposal site in Sacramento County; the North Spokane Freeway, a proposed 10-mile long freeway in Spokane, Washington; the County Sanitation Districts of Los Angeles County Joint Outfall System Master Plan, which included a major expansion of the Joint Water Pollution Control Plant; and the widening of the Watt Avenue Bridge over the American River in Sacramento County, which included analyzing the change in ozone precursor emissions due to project-related regional shifts in travel patterns.

Software Application Development

Mr. Shijo has developed software applications to improve the speed, quality, or capability of transportation and air quality analysis methods. Software platforms include FORTRAN, BASIC, and commercial spreadsheet programs. Examples of transportation analysis software he has developed include: 4-way stop intersection LOS analysis; an iterative method for forecasting and balancing turning movement volumes at intersections based on the National Cooperative Highway Research Program (NCHRP) 255 method; and a model to analyze traffic-shift among alternative corridors based on the R.B. Dial probabilistic multipath traffic assignment method, using site-specific travel times, volumes, diversions, and projected changes in travel time based on forecasted congestion. Examples of air quality analysis software include a program to automate transfer of output data files from transportation simulation models to input data files for air quality dispersion models (e.g., developing software to automate the transfer of data from the MINUTP travel modeling package to the CALINE, BURDEN or DTIM series of models); upgrading and expanding air quality dispersion models used to analyze on-road vehicular travel; software to estimate fugitive dust and equipment exhaust emissions from large construction projects; and software to estimate the change in regional PM₁₀ and ozone precursor emissions based on travel model-estimated changes in regional vehicle miles traveled and vehicle hours traveled.

Kenneth D. Anderson, P.E.

Kenneth D. Anderson, P.E. is the President of **KD Anderson & Associates, Inc.** Since establishing the company in 1990, he has overseen the completion of traffic impact analyses, traffic operations / safety studies and circulation infrastructure design projects. He is directly responsible for the satisfactory completion of all final project design and approval, client liaison and project presentation.

EDUCATION: California Polytechnic State University, S.L.O.
B.S., Transportation Engineering, 1978

REGISTRATION: Civil Engineer: California
Traffic Engineer: California

AFFILIATIONS: Institute of Transportation Engineers (ITE): Past President of No California Section
National Society of Professional Engineers (NSPE)
Council for Educational Facility Planners International (CEFPI)

EXPERIENCE:

Over the past twenty-five years, **Mr.** Anderson has been directly responsible for the completion of a wide variety of Transportation Engineering and Planning projects throughout the Western United States.

In the area of Traffic Operations and Design, Mr. Anderson has overseen the design of **Traffic Signal and Safety Lighting Systems** for nearly 150 intersections in California. He has directed the preparation of **Signing and Striping plans** for highway improvements and developed **Construction Traffic Control Plans** under Caltrans and MUTCD guidelines. He has conducted **Traffic Safety / Operational Studies** for many cities and school districts.

Mr. Anderson has completed many **Regional Circulation Studies** for many cities and counties, including General Plan Updates for cities throughout central and northern California. He has been involved in GPU's for the cities of Coalinga, Hanford, Riverbank, Waterford, Colusa, Newman, Hughson, Grass Valley, Orland, Gridley and Live Oak. He has also completed traffic studies for numerous of specific plans, community plans and general plan amendments.

He has been responsible for preparing the **Transportation / Circulation Element of Environmental Impact Reports / Statements** completed under State and Federal Guidelines for projects ranging from Ski Resort and Hotel Casino Expansions in the Lake Tahoe Basin to residential and commercial developments throughout the Western United States.

Mr. Anderson has worked alongside Caltrans in the planning of **Highway and Interchange improvement Project Study Reports (PSR's)**. Representative projects, include the State Route 152 / Volta Road interchange in Los Banos, the State Route 99 / SR 233 (Robertson Blvd) interchange in Chowchilla and the State Route 70 / Feather River Blvd interchange in Yuba County.

Mr. Anderson has been involved in the planning and traffic impact assessment for **Educational Facilities** throughout Northern California. He has prepared impact analyses for community college campuses in the State Center, Kern, Sierra and Yosemite Community College Districts. He has assisted in the design of high schools for the Elk Grove Unified, Natomas, Grant Unified, Stockton, Rocklin, Folsom, Modesto City and Madera Union

School Districts. He has also evaluated traffic conditions and recommended improvements at CSU-Chico and CSU-Humboldt.

Prior to founding **KD Anderson & Associates, Inc., Mr.** Anderson was associated with Omni-Means, ltd, from 1980 to 1990. During the period of 1985 to 1990 he was a principal in the firm and directed the work of the twelve person professional/technical staff in the Transportation Department of the Roseville, CA office.

FRANCIS HERITAGE SERVICES

Charla M. Francis

Archaeologist

Education

M.A., 1979, Anthropology, California State University, Sacramento

B.A., 1974, Anthropology & Psychology, University of California, Davis

Certification

- Register of Professional Archaeologists, RPA # 10518

Professional Experience

1992-Present Owner and Principal Investigator, Francis Heritage Services, Sonora, California.

Accomplishments Include:

- Archaeological and historical studies of over 175 land use projects in various locations in central and northern California. Projects include transportation, forestry, residential subdivisions, mining, business developments, utilities, and government.
- Implementation and management of cultural resource evaluation projects.

1996-2002 Tuolumne County Historical Society Landmarks Committee (Secretary 1998-2002)

2003-2007 Tuolumne Heritage Committee (Charter Member)

1992-1988 Cultural Resource Program Manager and Supervisory Archaeologist, Stanislaus National Forest, Sonora, California.

Accomplishments Include:

- Management of cultural resource program on over 1 million acres.
- Hiring and supervision of employees ranging in number from 5 to 22.
- Responsible for budget preparation, contract development and administration, work planning, and report review and approval.
- Conducted Section 106 consultation, including significance evaluations, Determinations of Effect recommendations, and annual reports.

1988-Present Tuolumne County Historic Preservation Review Commission (Charter Member, 1988-Present; Vice Chair 1996-1997, 2004-2006)

1979-1988 Assistant Forest Archaeologist, Mendocino National Forest, Willows, California.

Accomplishments Include:

- Responsible for cultural resource work on 500,000 acres in northern California.
- Completed more than 50 projects including surveys, excavations, and evaluations.

1975-1979: California State University, Sacramento; Sonoma State University; U.S. Army Corps of Engineers, Sacramento District; California Department of Transportation; Bureau of Land

Management, Boise District; U.S. Forest Service, Sierra National Forest: Archaeological Technician, Archaeologist

- Performed archaeological excavation on mitigation projects in central California.
- Conducted archaeological survey in south-central California.
- Conducted research on the Oregon Trail, associated campsites, and Snake River crossings in southwestern Idaho.

Reports (since 1992, partial list)

- 2008 Principal Investigator and Co-author. Cultural Resource Survey, Allison/Dunn Ranch Tentative Subdivision Map, Mariposa County, California. Prepared for Steve Allison for submittal to Mariposa County Planning Department, Mariposa County, California.
- 2008 Principal Investigator and Co-Author. Cultural Resources Survey of the Yosemite Cattle Co.-Holcomb Ranch, Burch Meadow, Tuolumne County, California. Prepared for Charles Holcomb, for submittal to Tuolumne County Community Development Department, Sonora, California.
- 2007 Principal Investigator and Co-Author. Cultural Resource Survey, Allison Tentative Subdivision Map, Mariposa County, California. Prepared for Steve Allison, for submittal to Mariposa County Planning Department, Mariposa County, California.
- 2007 Principal Investigator. Historical Resources Survey (Positive), Gann Tentative Parcel Map, Tuolumne County, California. Report prepared for Golden State Surveying and Engineering, for submittal to Tuolumne County Community Development Department, Sonora, California.
- 2007 Principal Investigator. Historical Resources Survey (Positive), Cooperstown Quarry, Tuolumne County, California. Report prepared for Golden State Surveying and Engineering, for submittal to Tuolumne County Community Development Department, Sonora, California.
- 2007 Principal Investigator and Co-Author. Historical Resources Survey (Positive), Gomez Tentative Parcel Map, Salt Springs Creek Area, Tuolumne County, California. Report prepared for Golden State Surveying and Engineering, Sonora, California, on behalf of the Gomez family. Submitted to Tuolumne County Community Development Department, Sonora, California.
- 2006 Principal Investigator. Cultural Resource Survey, Tuolumne Utilities District Wastewater Disposal Expansion Project, Tuolumne County, California. Report submitted to Tuolumne Utilities District, Sonora, California.
- 2006 Principal Investigator and Co-Author. Archaeological Survey Report/Historic Resource Evaluation Report for the Sugar Pine Railroad Trail Project, Twain Harte, Tuolumne County, California. Report submitted to California Department of Transportation, District 10, Stockton.
- 2006 Principal Investigator. Finding of No Adverse Effect, Sugar Pine Railroad Trail, Tuolumne County, California. Report submitted to California Department of Transportation, District 10, Stockton.

- 2005 Principal Investigator and Co-Author. Cultural Resource Survey, Gomez Tentative Parcel Map 03T-97, Tuolumne County, California. Report prepared for Golden State Surveying and Engineering, Sonora, California, on behalf of the Gomez family. Submitted to Tuolumne County Community Development Department, Sonora, California.
- 2004 Principal Investigator. Historic Property Survey Report for Howard Creek Bridge Replacement, Gold Lake Road at Howard Creek, Sierra County, California. Prepared for the County of Sierra, Department of Public Works, Downieville; submitted to California Department of Transportation, District 3, Marysville. Includes Environmentally Sensitive Area Action Plan.
- 2003 Principal Investigator. Archaeological Monitoring Report on CA-TUO-1748, All County Self Storage, Tuolumne County, California. Report prepared for John Costanzo, submitted to County of Tuolumne Community Development Department, Sonora, CA.
- 2003 Principal Investigator and Co-Author. Cultural Resources Survey of a Portion of the Soto and Sanguinetti Ranches near Sonora, Tuolumne County, California. Prepared for RRM Design Group, Oakdale, CA, submitted to the County of Tuolumne.
- 2002 Principal Investigator. Negative Archaeological Survey Report for River Road Bridge at South San Joaquin Irrigation District Main Distribution Canal, San Joaquin County, California. Prepared for the County of San Joaquin, Department of Public Works, Stockton; submitted to California Department of Transportation, District 10, Stockton.
- 2002 Principal Investigator. Historic Property Survey Report for River Road Bridge (29C-316) at South San Joaquin Irrigation District Main Distribution Canal, San Joaquin County, California. Prepared for the County of San Joaquin, Department of Public Works, Stockton; submitted to California Department of Transportation, District 10, Stockton.
- 2002 Principal Investigator. Negative Archaeological Survey Report for River Road Bridge at South San Joaquin Irrigation District Main Distribution Canal, San Joaquin County, California. Prepared for the County of San Joaquin, Department of Public Works, Stockton; submitted to California Department of Transportation, District 10, Stockton.
- 2001 Principal Investigator. Bethany Road Bridge Replacement at West Side Irrigation District Intake Canal, San Joaquin County, California. Documentation prepared for the County of San Joaquin, Department of Public Works, Stockton; submitted to California Department of Transportation, District 10, Stockton.
- 2001 Principal Investigator. Cultural Resources Evaluation of the Santa Ysabel Gold Mining Company. Prepared for Peppermint Enterprises, Inc., submitted to County of Tuolumne Community Development Department, Sonora, CA.
- 2001 Principal Investigator. Evaluation Excavation at P-55-006143, Peoria Basin, Tuolumne County, California. Prepared for Rand Siegfried, submitted to U.S. Army Corps of Engineers and Tuolumne County Community Development Department, Sonora, CA.
- 2001 Negative Archaeological Survey Report for Wilson Way Bridge Replacement at Stockton Diverting Canal, San Joaquin County, California. Documentation prepared for the

County of San Joaquin, Department of Public Works, Stockton; submitted to California Department of Transportation, District 10, Stockton.

- 2000 Historical Resources Survey Report for the Mountain Springs Community EIR, Tuolumne County, California. Authors: Davis-King, S. and C. Francis with contributions by C.M. De Ferrari, J. Marvin, and T. Van Bueren. Submitted to EDAW, San Francisco, and the County of Tuolumne, Sonora, California. Draft.
- 1999 Principal Investigator and Co-Author. Evaluation Excavation at CA-AMA-365/H on Ama-88 at Irishtown/Clinton Road, Amador County, California, with Bieling, D., Wickstrom, B., Stratton, S., Wohlgemuth, E., and Marvin, J. Report submitted to the California Department of Transportation, District 10, Stockton.
- 1999 Co-Author. Testing Plan for Phase II Archaeological Investigations at P-22-1613 at the Darrah Road Bridge, West Fork Chowchilla River near Bootjack, Mariposa County. Unpublished report on file with the California Department of Transportation, District 10, Stockton.
- 1999 Cultural Resources Survey Report for Yosemite Lake Estates, Merced County, California. Unpublished report on file with the Central California Information Center, Turlock.
- 1998 Archaeological Survey Report and Historic Resource Evaluation Report for a Proposed **Widening Project Ama-88 at Irishtown/Clinton Road, Amador County, California**, with Marvin, J. Submitted to the California Department of Transportation, District 10, Stockton.
- 1997 Boundary Definition of Historic Resources at SMC Business Park, CA-TUO-1747, CA-TUO-2185, CA-TUO-2375H, and CA-TUO-2407H, Tuolumne County, California. Unpublished report on file with the Central California Information Center, Turlock.
- 1994 Principal Investigator. Archaeological and Historical Evaluation of CA-TUO-190IH, Camp Willer No. 2: A Woods Camp of the Sugar Pine Railway. Prepared for the Stanislaus National Forest, Sonora, California.
- 1996 Co-Author. Tuolumne Community Cultural Resources Survey. Unpublished report on file with the Tuolumne County Community Development Department, Sonora, California.
- 1993 Cultural Resources Monitoring at CA-TUO-2842/H, The Old Sanguinetti Ranch. Prepared for the City of Sonora.
- 1992 Principal Investigator and Co-Author. Evaluation Excavations at CA-TUO-2797/H, near Sonora, Tuolumne County, California. Report prepared for Segerstrom Enterprises, Sonora, California. Submitted to California Department of Transportation, District 10, Stockton, California.

PUBLICATIONS:

- 2002 *Tuolumne Community Cultural **Resources** Survey, Tuolumne County, California.* Co-authored with Mark V. Thornton, Anne Bloomfield, Benjamin Ananian, Shelly Davis-

King, Carlo M. De Ferrari, and Architectural Resources Group. Tuolumne County Historic Preservation Review Commission.

- 1988 Fire and Archaeology. Co-authored with L. Swan. Proceedings of the Symposium on Fire and Watershed Management, *U.S. Forest Service Technical Report* PSW-109.
- 1985 Values, Traditions, and Change in the U.S. Forest Service. *Women in Forestry*, Volume 7(2).
- 1984 A Great Basin Pecked Style Petroglyph in the North Coast Ranges. *Journal of California and Great Basin Anthropology*, Volume 6(2).
- 1986 *Haliotis Ornaments of the Windmill Culture, Central California*. Master's thesis, California State University, Sacramento, 1979. Published by Coyote Press, Salinas.

Presentations at Professional Meetings

- 1992 "Recent Excavation at Several Sites in the Central Sierra." Society for California Archaeology, Annual Meeting, Pasadena.
- 1988 "Fire Effects on Prehistoric Sites: Hot Today, Gone Tamale." with Rogers, A.B., Society for California Archaeology, Annual Meeting.
- 1985 "Values and Traditions: Examples from the U.S. Forest Service." Southwestern Anthropological Association, Annual Meeting, Chico, California.
- 1984 "Relating Paleoenvironmental and Cultural Patterns in the Southern North Coast Ranges of California." with Boynton, M., Society for California Archaeology, Annual Meeting, Salinas.
- 1981 "Obsidian Studies and Ethnographic Territoriality: On Economic Affiliations in North Coast Range Prehistory." Society for California Archaeology, Annual Meeting, Bakersfield.
- 1980 "Great Basin Pecked Style: Archaeological Evidence for Cultural Immigration to the North Coast Ranges," Society for California Archaeology, Annual Meeting, Redding.

Professional Memberships

- Society for American Archaeology
- Society for Historical Archaeology
- Society for California Archaeology
- Tuolumne County Historical Society

FOOTHILL RESOURCES. LTD.

Foothill Resources, Ltd. (Foothill) was established in 1983 and incorporated in 1992. Foothill is 100% woman-owned and is a certified Woman Business Enterprise (WBE), qualifying both as "Small" and "Disadvantaged". Corporate headquarters, located in Mokelumne Hill, Calaveras County, California, includes an archaeological laboratory facility. A second corporate office is located in Murphys, Calaveras County.

Foothill specializes in the management of historic-period resources in the western US, including those of Spanish colonization, subsequent immigrations, urbanization, and the development of agriculture and industries. Foothill places particular importance on making research results available to both interested scholars and to the public through publications and interpretive presentations.

Ms. Marvin is experienced in directing archaeological, architectural, and historical cultural resource management (CRM) projects and in evaluating historic resources under both federal (National Environmental Policy Act) and California (California Environmental Quality Act) statutes. Company projects also include site interpretation, museum displays, interpretive planning, and educational programs. Foothill has conducted projects for federal agencies including the:

- National Park Service,
- US Department of Agriculture, Forest Service,
- US Army Corps of Engineers,
- US Bureau of Reclamation,
- US Department of Housing and Urban Development,
- US Agency on International Development, and
- US Department of Defense, Air Force.

Foothill has also conducted work on historic-period cultural resources for California's Office of Historic Preservation, Department of Parks and Recreation, and numerous city and county governments, private corporations, and individuals. Foothill has over 15 years experience completing contracts for the California Department of Transportation, working in all of the twelve districts.

Specific types of projects include:

- Cultural Resource Surveys and Resource Recordation
- Historic Buildings Surveys
- National Register of Historic Places Evaluations and Nominations
- National Historic Landmark Nominations
- Historical Archaeological Evaluation and Mitigation Programs
- Historic-Period Context Statements
- Historical Overviews
- Historic American Building Survey (HABS) studies
- Historic American Engineering Record (HAER) recordings
- California Department of Transportation:
 - Archaeological Survey Reports (ASR)
 - Historic Property Survey Reports (HPSR)
 - Extended Study Reports (ESR)
- Federal Highway Bridge Rehabilitation and Replacement Programs (HBRR)

Judith Marvin

Historian and architectural historian, has been actively involved in historic research since 1977. Obtaining a degree in History from University of California, Berkeley, she served for eleven years as curator and director of the Calaveras County Museum and Archives and since 1983 as a partner in Foothill. Ms. Marvin has served as historian for a wide range of cultural resource projects, producing both site-specific and overview histories, and conducting extensive documentary and oral history research for federal, state, county, city, district, and private projects. Included among these were historical reports and evaluations of numerous cabins, historical sites and resources on the Stanislaus National Forest, Sierra National Forest, Eldorado Forest, Toiyabe Forest, and Lake Tahoe Basin Management Unit, as well as numerous other roads, ditches, trails, mining, and agricultural sites in the California foothills and Sierra Nevada. She has completed contextual histories for several water-related projects for Pacific Gas and Electric Company, Calaveras County Water District, and irrigation districts in Stanislaus County and conducted extensive inventories of McClellan Air Force Base and Hamilton Army Field. Ms. Marvin has completed over twenty Federal Highway Bridge Rehabilitation and Replacement (HBRR) studies and numerous historical and architectural studies for the California Department of Transportation (Caltrans). For the National Park Service (NPS), she has completed five historical studies for Yosemite National Park. Studies for the California Department of Parks and Recreation (DPR) include reports for Sugar Pine Point State Park, Columbia State Historic Park, and Plumas-Eureka State Park. She has conducted over 40 major historical resources inventories for city, county, state, and federal agencies and authored over 15 successful National Register nominations. Ms. Marvin is certified by the California Council for the Promotion of History, and served on the Board of Directors of that organization from 1987-1990.

Expertise

Architectural history

Historical research

Evaluation of historical resources under National and California Register criteria

Certification

1986 Registered Professional Historian, certified in Architectural History, Archival Administration, Museology, and Cultural Resource Management. California Council for the Promotion of History.

Education

B.A., History, University of California, Berkeley, California, 1962.

1994 "Preserving/Historic Cultural Landscapes in the West" Workshop. National Park Service, San Francisco.

1996 Introduction to Federal Projects and Historic Preservation Law. The Section 106 Process. Three-Day Training Course. The Advisory Council on Historic Preservation, Washington, D.C., and the GSA Interagency Training Center, Arlington, Virginia, Sacramento, California.

1999 California Register Workshop. Northwest Information Center, Sonoma State University, Rohnert Park, California.

Statement of Qualifications

Services

Questa Engineering Corporation provides government and private industry with consulting services in all phases of geology and engineering geology, hydrology, water resources, wastewater engineering, groundwater studies, and toxic/hazardous materials investigation and remediation. The firm has recently expanded its capabilities in the fields of environmental planning, resource inventory, and natural resource enhancement and management. Questa provides a broad range of professional services from initial project planning and feasibility studies through final construction and operational guidance. These encompass, for example:

- ▶ Engineering Design
- ▶ Site Investigations and Monitoring
- ▶ Feasibility Studies
- ▶ Geological Investigations
- ▶ Environmental Impact Assessment
- ▶ Natural Resource Management
- ▶ Resource Inventory and Analysis
- ▶ Environmental Planning
- ▶ Expert Testimony
- ▶ Regulatory Compliance
- ▶ Operation and Maintenance
- ▶ Field Density and Laboratory Soils Testing
- ▶ Construction Management

Since 1983, Questa has successfully completed a broad range of projects — large and small, specialized and wide-in-scope. And our staff possesses extensive technical, managerial and business skills, so we can provide you with a well-rounded approach to any project.

Statement of Qualifications

- ***Hydraulic Structures***

Small dams; levees; embankments; farm ponds; urban lakes; canals; grassed waterways; channel improvements; pipelines and pump facilities; culverts; artificial recharge basins.

*As a small
company, the
principals have the
unique ability to
maintain a high
degree of
involvement with
individual projects.*

- ***Water Supply***

Water availability investigations; planning for municipal, industrial, and agricultural uses; evaluation of recreation and in-stream requirements; storage reservoirs and distribution systems.

- ***Wastewater Treatment and Disposal***

Community and individual systems; on-site alternatives; mound disposal systems; spray irrigation; evaporation-percolation ponds; wetland and biological treatment systems.

- ***Conservation Practices***

Analyses of municipal and agricultural water use patterns; water pricing incentive plans; automated techniques for irrigation efficiency; water-saving devices; drought contingency plans; wastewater reclamation alternatives.

- ***Soil Science and Environmental Geology***

Soil and land classification and mapping; soil chemistry, fertility, and plant nutrition evaluation, including laboratory analysis and management recommendations; mined land reclamation, erosion control planning and environmental geology.

- ***Hazardous Waste Management***

Waste containment facilities; site stabilization and runoff control; pollutant migration investigations; aquifer protection and mitigation measures; waste treatment technology; monitoring programs; site closures.

Statement of Qualifications

► *Engineering Geology and Geotechnical Services*

Geotechnical investigations for buildings, structures and subdivisions; slope stability investigations; cut and fill slope stability analysis; design of subsurface drainage galleries for slope stabilization; geologic hazards and fault-related assessments; roadway stabilization design; construction management for contaminated soil remediation; liquefaction and settlement studies.

► *Laboratory Soils Testing*

Laboratory soils testing including compaction characteristics; Atterberg limits; particle size analysis by hydrometer and sieve analysis; torvane shear strength; uniaxial compressive strength.

Through the firm's associates and affiliates, Questa offers the following additional capabilities:

- *Wetlands Ecology*
- *Forest, Range and Watershed Management*
- *Urban Forestry and Reforestation*
- *Aquatic Ecology and Fisheries*
- *Wildlife Biology*
- *Vegetation and Plant Ecology*
- *Marine Biology*
- *Planning Policy Interpretation*
- *Landscape Architecture*
- *Site Design, Public Access and Land Use Planning*
- *Park and Recreation Planning*

Statement of Qualifications

Special Districts

Bolinas Public Utility District	Lompico County Water District
Contra Costa Water District	San Lorenzo Valley Water District
East Bay Municipal Utility District	Stinson Beach County Water District
Eel River Resource Conservation District	West Valley Sanitation District #4
Humboldt Improvement District #1	Sonoma County Water Agency
Lake Canyon Community Services District	Marin Municipal Waste District

Industrial And Commercial

Carmel Development Company	Insight Meditation West
Lucasfilm, Inc.	San Juan Oaks Golf Club
Pacific Gas & Electric Company	Meadow Club
The Sea Ranch Association	Lagunitas School District
Mid-Peninsula Housing Coalition	Lawson's Landing
HPI	Dillon Beach Resort
Cowell Foundation	Kaufmann & Broad
Odd Fellows Recreation Club	Brandenburg Properties

Engineering And Design Firms

Kleinfelder	Todd Engineers
Nute Engineering	Graves & Parcuazzo
Brehé & Duce	

Planning Firms

Wagstaff & Associates	Mills Association
Environmental Science Association	Leonard Charles & Associates
David Powers & Associates	Mindigo & Associates
Denise Duffy & Associates	Langshire & Associates
Duncan & Jones	EDAW, Inc
Pollart	LSA
John Roberto & Associates	Richard Grassetto
Brady & Associates	Planning Analysis & Development
Design, Community & Environment	Placemakers

**WILLARD N. HOPKINS, C.E.G.
Senior Engineering Geologist**

B.A. Earth Sciences, University of California. Berkeley, 1983
M.S. **Geology**, San Jose State University. 1987
Professional Geologist in California #5161
Certified Engineering Geologist in California #1761

Mr Hopkins is a Registered Geologist and Certified Engineering Geologist in the State of California with more than 20 years of experience in performing environmental impact reports and initial studies, geologic, geotechnical and environmental investigations, evaluations design and construction monitoring. For the past 18 years he has been employed by private consulting firms in the San Francisco Bay Region and has performed various geologic, engineering, and analytical duties. Experience in geologic and seismic evaluation, geotechnical design and construction, hydrogeologic investigation and remediation, mineralogic analysis, and geologic investigations and explorations, as well as construction and remediation management and construction quality assurance monitoring has given Mr Hopkins the ability to deal with all varieties of geologic, seismic and environmental hazards and engineered solutions. This background in applied sciences and engineering allows Mr Hopkins to prepare CEQA documentation with knowledge of what types of mitigations are feasible and constructible.

Representative Assignments

- < **Prepared** environmental impact report sections on Geology Soils and Seismicity Hazards and Hazardous Materials. Hydrology and Water Quality for numerous environmental impact reports in Alameda, Contra Costa, Colusa, Del Norte, Marin, San Mateo, Solano, Napa, Sonoma, Mendocino, Monterey, Santa Barbara, San Bernardino, San Luis Obispo, San Francisco, Santa Barbara, Sacramento, Merced, Siskiyou, Yolo and other counties and cities in Northern California.
- < Initial Studies, **Mitigated Negative Declarations**, Environmental Impact Reports and Environmental **Assessments** for Residential Development, Public Works Projects, Commercial Development and other projects.
- < Blue Rock Quarry EIR, **prepared** Geology, Soils and Seismicity section of EIR.
- < Gonzales Quarry Stability Evaluation performed rock **slope** stability evaluation for old quarry in Sonoma Volcanic Group, Napa County.
- < Performed rock **slope** stability analysis for major subdivisions in Solano County, Sonoma County, and Contra Costa County.
- < Geotechnical Investigations and Groundwater Studies. Performed extensive subsurface investigation in soil and rocks of Sonoma County including the Franciscan Greenstone and Sonoma Volcanic Group.
- < Richmond Civic Center Master Plan Geotechnical and Geological Feasibility Study.
- < Lenihan Dam Outlet Modification Project, Lexington Reservoir, Santa Clara County. Performed **CEQA analysis** for replacement project for **deformed** outlet pipe at major

WILLARD N. HOPKINS, Senior Engineering Geologist

water reservoir. Work completed included Technical **Reports** and EIR sections on **Geology and Seismicity** as well as **Hydrology and Water Quality**

- < Chevron **Methanol** Facility Initial Study/Mitigated Negative Declaration. **Geology** Soils, **Seismicity, Hydrology, Water** Quality and Hazardous Materials Analysis and Mitigation Measure Identification
- < Chevron pipeline relocation project **EIR** in Alameda County- Performed **CEQA analysis** including preparation of **sections** on **Geology** and Seismicity, Hydrology and Water Quality, and Risk of **Upset** from Pipeline Failure
- < **Geologic and seismic** analysis for the **Monte Rio Wastewater Project** in **Sonoma County** which included several miles of wastewater collection system and piping to a treatment plant facility **Prepared** Environmental Impact Report sections on **Geology, Soils and Seismicity** based on literature and map review. aerial photographic analysis, site **geologic** and landslide mapping and evaluation of proposed alternatives Recommended design level investigations and construction measures to mitigate for geologic and seismic hazards **Initiated** portions of these studies during the EIR process. **Follow up** work included extensive subsurface investigation of the proposed pipeline route and treatment plant facilities **Geotechnical** design recommendations were prepared for pipeline construction and backfill, treatment plant facility foundations, drainage measures, retaining walls and other project construction activities

Experience

- 1994 - Present** **Senior Engineering Geologist/Project Manager.**
Questa Engineering Corporation. Point Richmond. California
- 1991 - 1994** **Senior Geologist/Project Manager.**
Van Houten Consultants. Inc., Petaluma, California
- 1990 - 1991** **Project Engineering Geologist**
ENGEO Incorporated, San Ramon California
- 1989 - 1990** **Senior Mineralogist.**
Micro Analytical Laboratories, Inc , Emeryville, California
- 1988 - 1989** **Staff Geologist**
International Technology Corporation, Martinez, California
- 1987** **Staff Geologist.**
Seidelman Associates Inc , Pleasant Hill California
- 1985 - 1986** **Mineralogist-Petrographer**
Branch of Isotope Geology, U S Geological Survey Menlo Park. California
- 1986 - 1986** **Consulting Geologist,**
State of Washington. Department of Natural Resources Division of Geology and Earth Resources, Olympia, Washington
- 1984** **Lecturer/Graduate Teaching Assistant**
Department of Geology. San Jose State University, San Jose California
- 1983** **Geotechnical Engineering Technician.**
Western Technologies, Inc Pinetop, Arizona

Professional Affiliations

Association of Engineering **Geologists. Member**

Geological **Society** of America, Member, **Engineering** Geology Division



SYDNEY TEMPLE, PE
Principal/Senior Hydrologist/Engineer

B.S., Geology, 1986, University of California, Santa Cruz
California Registered Civil Engineer no. 59695, 1999

Mr. Temple serves as a project hydrologist with Questa Engineering, conducting a broad range of hydrologic and hydraulic analyses for environmental impact studies, wetland restoration projects, channel bank stabilization, watershed restoration plans, and hydraulic floodplain mapping. His training is in the fields of geology, hydrology, and geomorphology. He has design and implemented surface runoff and erosion control plans, conducted hydrologic and hydraulic capacity studies, conducted FEMA flood insurance studies, and wetland hydrology assessments. Mr. Temple is experienced and proficient in the use of numerous hydrologic models. Applications include models developed by the U.S. Army Corps of Engineers and U.S. Soil Conservation Service, such as HEC-1 and 2, TR-20 and the TR-55. Mr. Temple also has experience utilizing AutoCAD and Digital Terrain Modeling (DTM) programs, as well as interfacing with hydraulic modeling software. Additionally, he is experienced with the regulatory programs of the California Regional Water Quality Control Boards, Department of Fish and Game, State Lands Commission, and U.S. Army Corps of Engineers as they affect water resource projects.

Representative Assignments

- **Federal Emergency Management Agency (FEMA) (Contra Costa County Flood Insurance Study).** Responsible for this day-to-day management of the 5994 Contra Costa County FEMA floodplain **restudy** effort. This **study** includes hydrologic and hydraulic analysis of over 28 **streams** within the County. Mr. Temple has implemented a digital **mapping** and **modeling** effort compatible with Regulatory Agency GIS **database**.
- **Various EIRs/EIS (various clients).** Authored over 15 EIRs to analyze infrastructure needs, wetland hydrology, storm drainage, water supply, and groundwater impacts.
- **Cowell Ranch Storm Drainage and Water Supply Assessment.** Responsible for providing **peer review** and environmental impact **analyses** for planned residential community of 4,500 homes. **Analysis** covers **detention** basin sizing, channel capacity studies, downstream flooding impact **analysis**, **water** consumption estimates and water rights issues.
- **Morehead Initial Study.** Managed an initial study and mitigated negative declaration as per CEQA requirements of a channel modification project. This project involved the analysis of 100-year flood capacity and floodway relocation. Several different channel modification alternatives were screened to determine the most environmentally sensitive.
- **Potrero Hill Reservoir Plan.** Provided rainfall-runoff analysis, water balance computations and **dam and spillway** designs ~~for~~ the relocation of 49 acre-foot reservoir. The **project** involved developing a hydraulic design that would accomplish both water **storage** goals and wetland mitigation **areas**.

JOSEPH W. FARROW

Staff Geologist

B.S. Earth Sciences. University of California, Santa Cruz, 1997
M.S. Applied Geosciences, San Francisco State University, 2005

Mr Farrow is a staff **geologist** with Questa Engineering. **He** conducts geologic, geotechnical and hydrologic analyses for **geotechnical** and environmental investigations, construction monitoring and environmental compliance documents. He **has** extensive experience in performing **subsurface** investigations, construction observation and testing, **research and writing** for investigative and planning **documents**. He is also well versed with Geographic Information Systems and integrating **the** latest technology into projects

Representative Assignments

- Coauthoring **Geology** and Groundwater Sections for an existing conditions study in the **Santa Barbara** Watershed
- Prepared **EIR** sections on Hydrology and Water Quality. **Geology**. **Soils** and **Seismicity** and **Hazardous** Materials.
- Prepared initial **study/mitigated** negative declaration sections on Hydrology and Water **Quality**. **Geology**. **Soils** and **Seismicity** and **Hazardous** Materials
- **Authored** technical specifications for **parkland** and trail projects in **Marin**, **Alameda** and **Yolo** Counties. Elements have included **grading**, paving, concrete work, bank and **slope** stabilization with **biotechnical measures**, drainage, bridge construction, furnishing and installing various **structures**, and landscaping. Completed itemized cost estimates as part of **the bid documents** for each of these projects
- **Field geologist** for **Monte Rio** Wastewater Project in **Sonoma** County. **Logged** the drilling of more than **fifty** boreholes to determine **subsurface** conditions. **Responsible** for laboratory testing and drilling management. Gathered research and contributed to geologic and seismic sections of **report**
- Principal field and laboratory investigator on numerous residential geotechnical investigations in **the San Francisco Bay Area**
- Field Geologist and Researcher for **Yosemite Area** Regional Transportation System (YARTS) project. Conducted a field reconnaissance and research. Wrote fatal flaws analysis and contributed to **an Environmental Impact Report**
- **GPS-assisted** stream inventory in **the Fremont** area
- Estimated **costs** for the Bay Trail as part of a planning study for the Association of Bay **Area** Governments (ABAG)
- Completed Phase I **Environmental Site Assessments** for several sites in the Bay Area
- Field monitor for Phase II environmental investigations in **San Rafael**, **Alameda** and **Richmond**. Managed drilling and took **soil** and groundwater **samples** for analytical testing
- **Field** monitor for excavation and removal of contaminated soils in **Alameda**. Completed sampling and testing to determine the limits of excavation and disposal procedures for contaminated **soils**
- Field Monitoring and Construction Quality Assurance for final capping at the West Contra Costa County Landfill. Work included field and laboratory testing, inspection of barrier walls and connections with previously covered areas, meetings with contractors and engineers
- Completed **soils** investigation to determine planting suitability along **Llagas Creek** in **Santa Clara** County and assembled landscape management areas in **Geographic Information System** as subconsultant to **Army Corps of Engineers**
- Field reconnaissance for landfill expansion investigation outside of **Yreka** and contributor to environmental impact report

M.J. KLOBERDANZ & ASSOCIATES – MICHAEL J. KLOBERDANZ

Introduction

M.J. Klobberdanz & Associates is a small consulting firm, of geologists and environmental managers, which specialize in Phase 1 and Phase 2 Environmental Assessments. However, M.J. Klobberdanz & Associates has extensive experience in the definition and cleanup of soil and groundwater contamination from a variety of sources. The company is headquartered in Modesto, California.

Michael J. Klobberdanz is the founder of the company and is the Registered Environmental Assessor and Registered Environmental Health Specialist with over twenty years experience in environmental regulatory compliance. It was started as a sole proprietorship in 1995. Team members since added to the company include Robert Fourt, a California licensed Geologist, Certified Engineering Geologist, Certified Hydrogeologist, and Registered Environmental Health Specialist with over fourteen years experience in environmental regulatory compliance and William Henkle, a California licensed Geologist, Certified Engineering Geologist, and Certified Hydrogeologist with over twenty-five years experience in environmental, geotechnical, mining geology.

Major Company Services

The company has experience with and offers investigative and remedial services for the following types of environmental problems:

Phase I and Phase 2 Environmental Assessments
Leaking Underground Storage Tanks
Pesticide Contamination Problems
Mine Drainage Problems
Environmental Audits of Industrial Facilities
Siting, Installation, Testing of Water Supply Wells

Hydrogeology - Environmental Geology
Cyanide and Heavy Metals Problems
Landfill Investigations
Storm Water Pollution Prevention Plans

Specific Task Experience

Monitor well siting and installation
Determination of well collar elevations
Soils sampling, Ground water sampling
Soil vapor surveys
Aquifer testing, pumping tests, Slug testing
Aquifer modeling (in house program)

Contaminate fate modeling
Supervision of remedial excavations
Supervision of soils treatment
Pump and treat ground water treatment
Recovery of floating product
Air Sparging

Pertinent Environmental Experience

Over the past 7 years the company has conducted approximately 200 Phase I Environmental Assessments for ownership transfer of commercial and agricultural properties. The purpose of the assessments was to determine, by various means, the historical environmental past of a business and or parcels of land. The audit combined with physical site inspections provided information to determine if a more in depth investigation is necessary. Included in the assessments and report is information regarding current and past practices of handling hazardous materials, field interviews, and regulatory record search. The assessment helps to determine whether any liability exists in terms of a hazardous waste cleanup.

In addition, over the past 7 years, the company has conducted over 100 subsurface investigations involving drilling for soil and groundwater samples and installation of groundwater monitoring wells. Most of the investigations were the result of leaking underground petroleum storage tanks.

Michael J. Kloberdanz, REA, REHS

California Registered Environmental Assessor #02 157

California Registered Environmental Health Specialist #4783

Mr. Kloberdanz is the founder of M.J. Kloberdanz & Associates and acts as primary client contact and project manager for most projects. He is an environmental specialist with over 20 years of experience. He has a Bachelors degree in Biological Sciences and Chemistry from Stanislaus State University in California (1976). He is both a California Registered Environmental Assessor and Registered Environmental Health Specialist. He has also held a Nevada registration for Environmental Management.

Mr. Kloberdanz began his career as an analytical chemist and eventually became the Senior Environmental Health Specialist for Stanislaus County Hazardous Materials Division. His areas of expertise include the following:

- Hazardous Materials and Waste Management
- Environmental Health and Solid Waste Management
- Soil and Groundwater Contamination Technical Studies
- Environmental Assessment, Technical Plans and Reports
- Regulatory Compliance, Underground Storage Tanks
- Air Pollution Control
- Chemistry and Chemical Analysis
- Business and Personnel Management
- Computer Drafting
- Sub-Contracting and Scheduling, RFP Preparation
- Engineering Design of Contaminated Soil, Air and Groundwater Mitigation Systems

Previous Employment Record

Analytical Chemist, Modesto, California -- E & J Gallo, Research and Development, 1978 - 1981.

Senior Hazardous Material Specialist & Registered Environmental Health Specialist, Underground Tanks Stanislaus County Department of Environmental Resources -- 1981 - 1990.

Principal Environmental Consultant / Vice President; CFO, WHF, Inc. Environmental and Engineering Group -- 1990 - 1995

Principal - M.J. Kloberdanz & Associates -- 1995 - Present